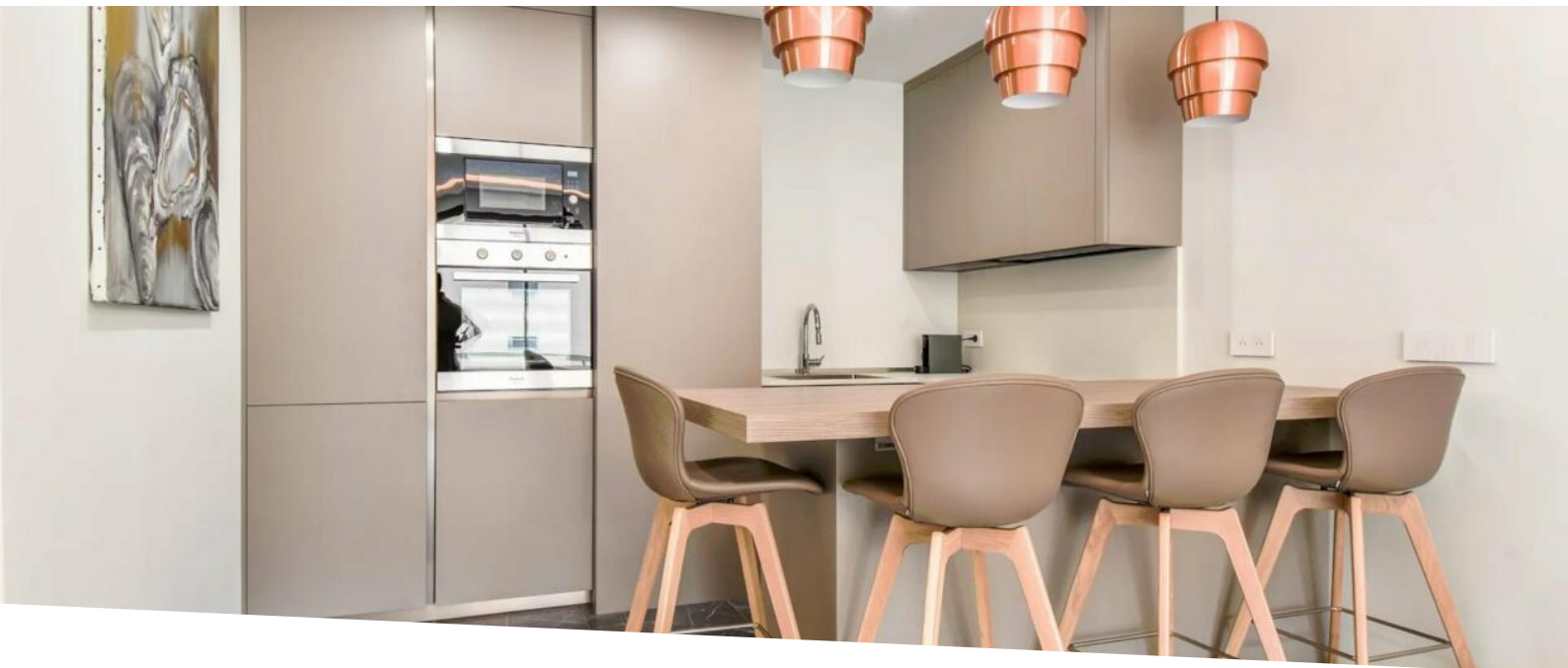




CHÂTEAU AMIRAL | 1-Bedroom Investment Opportunity - 2.69% Yield

For sale

3 350 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms
<i>Building</i> Château Amiral	<i>District</i> La Rousse - Saint Roman
<i>Living area</i> 57 m²	<i>Terrace area</i> 13 m²
<i>Total area</i> 70 m²	<i>Bedroom</i> 1
<i>Bathroom</i> 1	<i>Parking</i> 1
<i>Condition</i> Renovated	<i>Release date</i> 08/26
<i>Ref.</i> CHÂTEAU AMIRAL Renovated 1-Bedroom with Exceptional Investment Potential	

Perfectly located in La Rousse - Saint Roman, this modern refurbished 1-bedroom apartment is just moments from the Larvotto beaches. Set in a well-maintained residence with concierge and dual access, it features a bright layout, a generous terrace and a parking space. Currently rented, it represents an excellent rental investment opportunity in Monaco.

With an existing lease in place until 31 August 2026, the apartment provides immediate rental income of €7,500 per month and delivers an attractive gross yield of 2.69%.

Situated in the desirable Château Amiral residence with full concierge services, this renovated 1-bedroom apartment enjoys a prime location just moments from the Larvotto beaches, in the vibrant La Rousse - Saint Roman district. The building offers two separate entrances, providing easy access from both Boulevard



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d'Italie and Boulevard du Larvotto.

The apartment has been fully redesigned with modern finishes and features an inviting entrance hall, a bright living area with an open contemporary kitchen and bar counter, and a comfortable bedroom with custom-made wardrobes. Both rooms open onto a generous terrace, offering an ideal space to relax or entertain. A stylish shower room and a separate guest toilet complete the layout.

A parking space is included.

Currently rented, the property represents a secure and attractive investment opportunity in the Principality, combining an excellent location with strong rental appeal.





