



## Restaurant with Terrace on the Rock of Monaco, Exceptional Inves

Professional sale

1 200 000 €

<i>Product type</i> <b>Commercial enterprise</b>	<i>District</i> <b>Monaco-Ville</b>	<i>City</i> <b>Monaco</b>	<i>Country</i> <b>Monaco</b>
<i>Living area</i> <b>160 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>	<i>Ref.</i> <b>86433870</b>	

Exceptional Investment Opportunity Profitable Premium Business Prime Location Beyond Compare

An exceptional secure investment opportunity in the very heart of Monaco, the restaurant is just steps away from the Prince's Palace and the Cathedral. Sitting directly on the main tourist route, a constant flow of potential customers is guaranteed year-round. Moreover, the restaurant enjoys an excellent reputation and has a loyal, well-established client base, including employees of nearby offices and institutions, local Monaco residents, and regular organised tour groups, generating significant and predictable profits.

Thanks to its outstanding reputation, the restaurant has become a favorite destination for local celebrities and international stars alike. Among its regular guests, you may encounter members of the princely family, high-ranking government officials, acclaimed artists, renowned television personalities, world-class athletes — including players from a leading football club — as well as celebrated champions from the worlds of motorsport and professional cycling. It is a place where elegance and simplicity meet privacy, and where the unique atmosphere attracts those who truly appreciate refined experiences and understated luxury.

Premises and Layout

- Total area: 160 m<sup>2</sup>
- 40 seats in the main elegant, spacious dining area



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- 35 seats on the sunny terrace, with the potential to expand to around 50 seats
- Separate bar lounge – a relaxing area where guests can enjoy drinks and coffee
- Two independent entrances ensuring smooth guest flow
- Fully equipped main kitchen – modern, functional, and ready for service
- Dedicated pizza preparation room – a separate workspace with full facilities
- Cold storage and refrigeration room – designed for optimal product preservation
- Guest restrooms – modern, stylish, and in excellent condition
- Additional room with shower and toilet, with full licence for multiple business activities

#### Condition and Equipment

- Complete renovation carried out in 2017 (full documentation and accounting reports available)
- Modern, high-quality equipment in excellent condition
- Plumbing, electrical, and technical installations built to the highest standards
- A true 'Turnkey Business' — no further investment required

#### Financial Performance and Growth Potential

- Average net profit: approx. 35%
- Consistent, dynamic revenue growth over the last four years

#### Opportunities to further increase revenue:

- Expand the number of terrace seats to 50 guests
- Extend opening hours: Sundays and Monday evenings (currently closed)
- Utilise the adjacent premises for subletting: opportunity to generate extra passive income

#### Experienced and Reliable Team

- 6 highly skilled employees forming a stable, well-coordinated team
- Professional staff, familiar with regular clientele, providing exceptional service quality

Key Investment Highlights : Prestigious location - just steps away from the most recognisable locations in all of Europe Profitable from day one - fully operational, thriving business No additional costs - fully renovated and equipped Strong growth potential - more seating, extended opening hours, additional premises



