



**PATIO PALACE - EXOTIC GARDEN - COMMERCIAL PREMISE**

Professional sale

Sole agent

1 600 000 €

Product type <b>Premises</b>	Building <b>Patio Palace</b>
District <b>Jardin Exotique</b>	Living area <b>72 m<sup>2</sup></b>
Floor <b>RC</b>	Condition <b>Very good condition</b>
Release date <b>30/06/2029</b>	Ref. <b>V1677</b>

Located in the Jardin Exotique district, close to all amenities, in a standing building with 24-hour concierge, beautiful premises with large gallery window, offering the possibility of exercising an administrative activity, and benefiting from a good rental profitability.

In the Jardin Exotique district close to all amenities, An interesting rental investment consisting of a spacious premises in perfect condition benefiting from a large window overlooking the gallery of the building. It consists of a large main room in open space with a mezzanine with a closed office and a toilet.

Possibility of parking extra.

Rented as an office 5-year lease on 01/07/2024, annual rent €49,440 excl. VAT + provision on charges.







