



## WALLS FOR SALE 10 METERS from Monaco Offices or beauty center – Liberal professions

Professional sale

2 750 000 €

<i>Product type</i> <b>Commercial premise</b>	<i>District</i> <b>Centre</b>
<i>City</i> <b>Beausoleil</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>436 m<sup>2</sup></b>	<i>Terrace area</i> <b>40 m<sup>2</sup></b>
<i>Annual costs</i> <b>6 500 €</b>	<i>View</i> <b>Vue ville</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>NRF016</b>

Only 300 meters from the Casino Monte Carlo district

### Offices or beauty centres - Liberal professions

#### Beausoleil - immediate vicinity Monaco

In a **luxury building** located in Beausoleil, **just a few steps from the Principality of Monaco**, this new property complex offers a rare opportunity for the establishment of **premium offices, aesthetic centers, medical centers or liberal professions.**

The property develops on **two distinct plateaus**, totalling a surface area of **436.46 m<sup>2</sup>**, distributed as follows:



- **First level: 230.26 m<sup>2</sup>**
- **Second level: 206.20 m<sup>2</sup>**

A **central patio of 24.40 m<sup>2</sup>** structures the whole and brings **appreciable natural light**, promoting a qualitative and soothing working environment.

The premises are **delivered raw concrete, fluids on hold**, allowing **total freedom of layout** according to the specific needs of the user or investor (partitioning, technical equipment, standards specific to the activity).

**Two private parking spaces** complete this property, an essential asset in this high-demand area.

#### ☐☐ **Ideal use :**

- Liberal professions
- Aesthetics / wellness centre
- Medical or paramedical practice
- Management offices or operational headquarters

☐☐ **Strategic location** : Beausoleil, on the immediate edge of the Principality of Monaco, benefiting from an **economic influence and optimal accessibility**.







