



*****UNDER OFFER*** APPARTMENT FOR SALE - PANORAMA**

For sale

Sole agent

2 840 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 3 rooms
<i>Building</i> Le Panorama	<i>District</i> Port
<i>Total area</i> 71 m²	<i>Bathroom</i> 1
<i>Floor</i> 5	<i>Condition</i> Good condition
<i>Mixed use</i> Yes	<i>Ref.</i> V-242

Located within a prestigious building with concierge services, offering a secure and privileged environment in the heart of the Principality, this property benefits from a strategic location that is both central and easily accessible. It is situated in close proximity to the train station, greatly facilitating mobility. The nearby availability of all essential amenities — shops, schools, restaurants, and public transportation — makes this area an ideal place for both professional activities and residence.

This apartment available for sale consists of: an entrance hall, three main rooms, guest toilets, and a shower room with a toilet.

Currently, this space is used as an office. There is the possibility to convert this space into an apartment, allowing you to create a spacious three-room layout according to your tastes and needs.

The property is currently leased under an administrative use agreement, offering a return of 2.11%. The current lease is valid until april 30th 2027. The current rent is €5,000/month plus charges.



