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APPARTMENT FOR SALE - PANORAMA

For sale | Sole agent | 2 840 000 €

Product type **Apartment**	*Num rooms* **3 rooms**
Building **Le Panorama**	*District* **Port**
Total area **71 m²**	*Bathroom* **1**
Floor **5**	*Condition* **Good condition**
Mixed use **Yes**	*Ref.* **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.

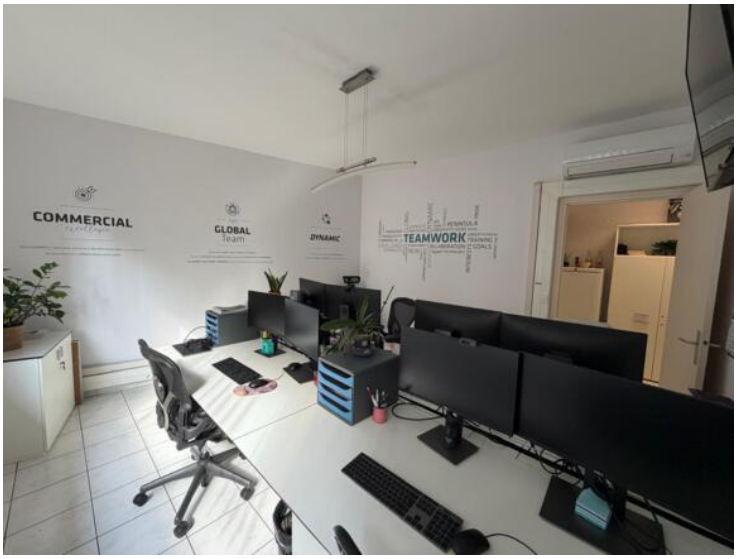
Currently, this space is used as an office. There is the possibility to convert this space into an apartment, allowing you to create a spacious three-room layout according to your tastes and needs.

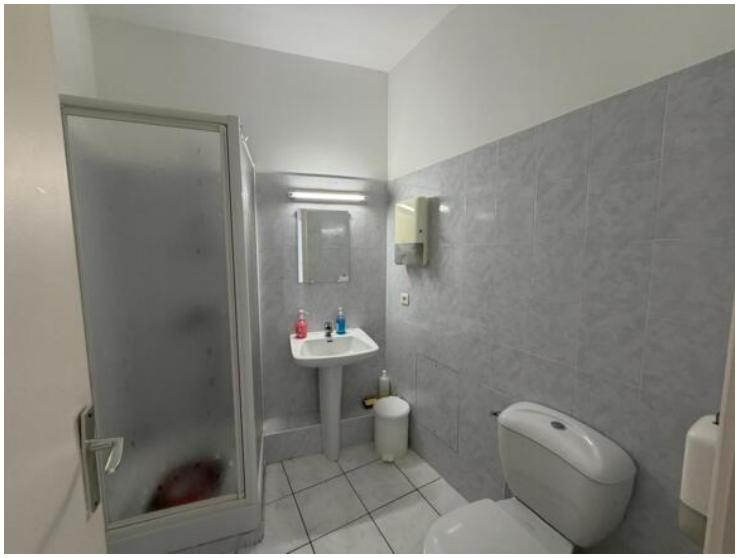
The property is currently leased under an administrative use agreement, offering a return of 2.11%. The current lease is valid until april 30th 2027. The current rent is €5,000/month plus charges.

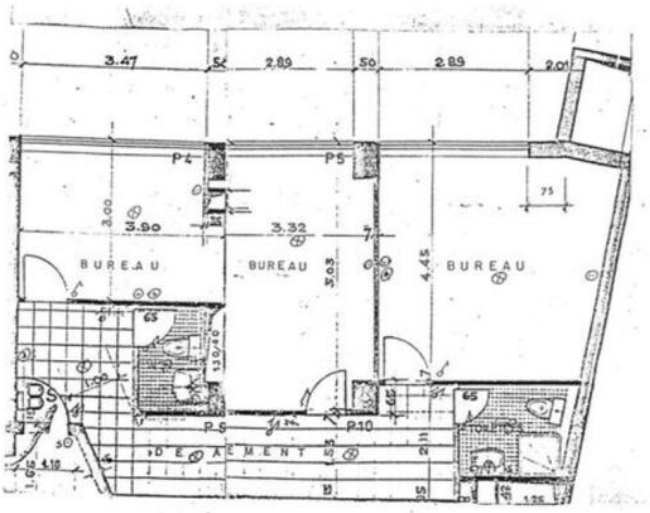
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