



Carat Properties

Tour Odéon

36 av. de l'Annonciade

98000 Monaco

Marie Françoise RAMOS

Phone : +33 6 18 00 38 73

mf@carat-properties.com

carat-properties.com



Elegant 2-room apartment – Residence with 24-hour concierge service – Mixed use

For sale

2 600 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms
<i>District</i> La Rousse - Saint Roman	<i>City</i> Monaco
<i>Country</i> Monaco	<i>Living area</i> 70 m²
<i>Terrace area</i> 11 m²	<i>Total area</i> 81 m²
<i>Bedroom</i> 1	<i>Bathroom</i> 1
<i>Cellar</i> 1	<i>Floor</i> Rdj
<i>Mixed use</i> Yes	<i>Release date</i> à définir
<i>Ref.</i> AL 310 MC	

A stone's throw from shops, beaches and amenities

In a luxury residence with **24-hour concierge service**, this magnificent apartment seduces with its luxurious services, comfort and versatility.

It consists of an entrance hall, an elegant living room, a fully fitted and equipped open kitchen, a guest toilet,



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as well as a spacious bedroom with dressing room and full bathroom. A pleasant terrace extends the living spaces. The high-end finishes and quality materials give this property a refined atmosphere.

A cellar completes this property.

Possibility to acquire a parking space in addition at the price of 450 000 €uros.

Mixed use, allowing residential use or the exercise of a professional activity or a liberal profession, with or without receiving customers.

The apartment is currently rented until **September 30, 2026** for a monthly rent of **€4,800**, plus **€500 in provisions on charges**, offering immediate rental income until its maturity.

A rare property, ideal for a heritage investment as well as for a future main residence or professional use in the heart of the Principality.







