



Elegant furnished studio

For sale

2 495 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> Studio
<i>Building</i> Le 45G	<i>District</i> Condamine
<i>Living area</i> 44 m²	<i>Floor</i> 3
<i>Condition</i> Renovated	<i>Furnished</i> Yes
<i>Mixed use</i> Yes	<i>Release date</i> Now
<i>Ref.</i> SAV478 MC	

In the heart of La Condamine

In the heart of La Condamine, within the prestigious Résidence Le 45G, located on Rue Grimaldi, discover this superb furnished studio for mixed use, offering a privileged living environment in the immediate vicinity of Port Hercule, the Formula 1 circuit, shops, and all amenities.

With a surface area of 44 sq m, this third-floor apartment stands out for the quality of its features, its meticulous finishes, and its perfectly optimized layout. It comprises an entrance hall with plenty of built-in storage, an elegant shower room in refined beige and cream tones, and a beautifully appointed living area.

The living room features a bespoke multifunctional unit, cleverly incorporating both a sofa and a retractable bed. The fully equipped corner kitchen opens seamlessly onto the main living space. Its central island



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provides a convivial dining area while offering additional storage solutions.

An adjoining room further enhances the property, offering exceptional flexibility. It can be arranged according to individual needs as a home office, dressing room, or additional storage space.

Sold fully furnished with carefully selected contemporary furniture and comprehensive equipment, this studio represents a rare opportunity in the Principality of Monaco, whether as a primary residence, a pied-à-terre, or a high-quality property investment.

A turnkey property in an ideal location, combining elegance, functionality, and immediate proximity to all that Monaco has to offer.



