



## EXCLUSIVELY LISTED – STREET-FACING STUDIO AT 45G

For sale

Sole agent

3 100 000 €

|                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>       | <i>Num rooms</i><br><b>Studio</b>             |
| <i>Building</i><br><b>Le 45G</b>              | <i>District</i><br><b>Condamine</b>           |
| <i>Living area</i><br><b>53 m<sup>2</sup></b> | <i>Bathroom</i><br><b>1</b>                   |
| <i>Parking</i><br><b>1</b>                    | <i>Condition</i><br><b>Luxurious services</b> |
| <i>Mixed use</i><br><b>Yes</b>                | <i>View</i><br><b>City view</b>               |
| <i>Release date</i><br><b>Available</b>       | <i>Ref.</i><br><b>REMC-0616</b>               |

A luxury mixed-use studio in a modern residence, ideally located in the heart of La Condamine's vibrant shopping district – A sought-after Monaco address.

Ideally located just moments from local shops and the Port of Monaco, this street-facing studio apartment is set within a modern residence and stands out for its sought-after location, abundant natural light and high-quality finishes.

The property features an entrance hall leading to a bright and inviting living area with a fully equipped open-plan kitchen, complemented by a bathroom finished to a refined standard.

A private parking space completes the property, offering an invaluable advantage in this highly sought-after area.



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An elegant and highly versatile property, offering an excellent investment opportunity in the heart of Monaco, whether as a long-term asset or an exclusive pied-à-terre.

A prime Monaco address and a sound long-term investment.

This apartment is currently rented at €4,900 plus €300 in service charges until October 5th 2027.  
Viewings by appointment.





