DAMENO | MONACO REAL ESTATE
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Commercial real estate complex with buildable land in Cap-d'Ail,

Professional sale

7 000 000 €

Product type	*Num rooms*	*City*	*Country*
Premises	**Studio**	**Cap-d'Ail**	**France**

Living area	*Ref.*
1 674 m²	**V0407EQ**

Just a few minutes from the Principality of Monaco, on the Basse Corniche of Cap-d'Ail, this property benefits from a strategic location offering exceptional visibility.

Built on a 2,850 m² plot, of which 1,674 m² is flat (commercial and industrial buildable), the complex currently hosts a car garage and a car wash station in operation. Beyond its current yield, this property primarily represents a rare land opportunity in an area where availability is extremely limited.

The land allows a footprint of 30% and a maximum height of 7 meters at the gutter, making it possible, subject to administrative authorizations and technical studies, to develop approximately 1,000 m² of floor area spread over two levels. An additional basement level could also be considered.

The zoning designation notably allows the development of economic, artisanal, commercial or tertiary activities compatible with urban planning regulations.

Its immediate proximity to Monaco, the scarcity of its land, its visibility from the Basse Corniche and its development prospects make it a particularly attractive asset.

Financial information as well as all technical and urban studies are available upon request.

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