MyCrown Estates
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Luxury 2 Room Apartment - Immediate Rental Income

For sale — 4 500 000 €

Product type **Apartment**	*Num rooms* **2 rooms**
Building **Le Meridien**	*District* **Fontvieille**
Total area **90 m²**	*Bedroom* **1**
Bathroom **1**	*Parking* **1**
Condition **Very good condition**	*Furnished* **Yes**
Rented **Yes**	*View* **City**
Release date **To be determined**	*Ref.* **MCE221b**

Le Méridien was designed by architect Alexandre Giraldi, who also created Monaco's famous Odeon Tower. It was inaugurated in 2015. Located at 8 avenue de Fontvieille, in the Fontvieille district, near the Jardin de l'Unesco, this elegant building offers 10 floors of luxurious living. Residents of Le Méridien Monaco can take advantage of a dedicated concierge service and convenient underground parking.

The building is close to the shops and the port of Fontvieille, making it an ideal location for those who appreciate the proximity to all the amenities and attractions of the city.

A rare opportunity to acquire a turnkey, income-producing apartment within Le Méridien, a modern residence delivered in 2015, offering the comfort of a concierge service in the established Fontvieille district.

Exceptionally spacious for a one-bedroom property, this elegant 90 sqm apartment combines generous volumes, abundant natural light and refined contemporary interiors. Large picture windows enhance the expansive living area, creating a bright and welcoming atmosphere throughout.

The apartment also features a fully equipped kitchen, a spacious en-suite bedroom with a generous bathroom, extensive integrated cupboards and a pleasant terrace.

It comprises a well-proportioned parking space suitable for an SUV.

Presented in perfect condition, the property is currently rented at €7,000 per month, generating immediate annual rental income and representing a gross rental yield of approximately 1.9%.

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