

REY & NOUVION

IMMOBILIER
REAL ESTATE

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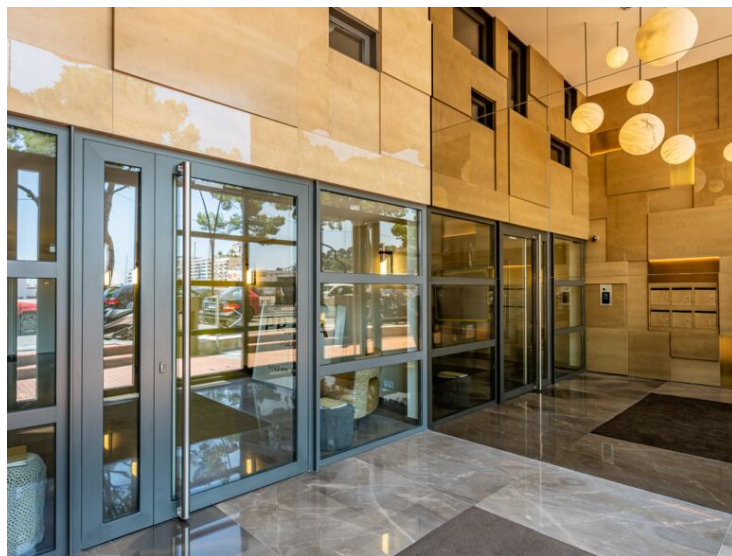
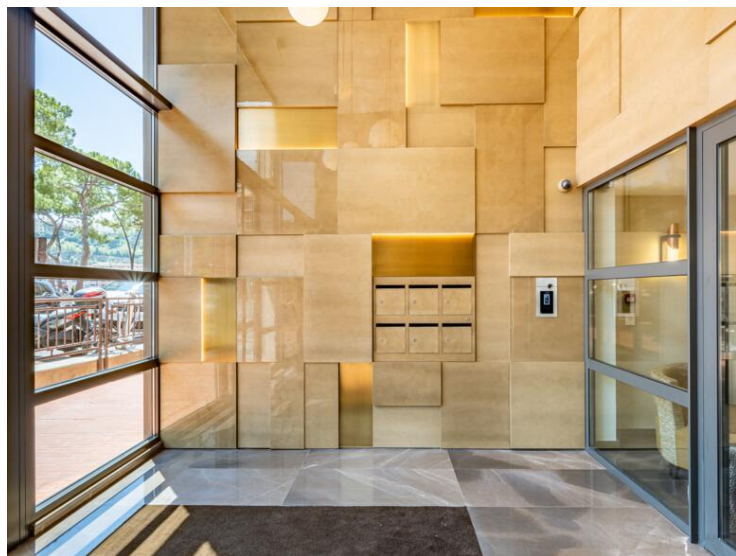
Location professionnelle

Эксклюзив

30 000 € / месяц

+ Коммунальные услуги : 1.900 €

Тип объекта Офис	Кол-во комнат 6	Здание LE WINCH	Район Port
Общая площадь 340 m²	Salles de bains 2	Парковочные места 2	Этаж 1
Коммунальные услуги 1 900 €	Состояние Très bon état	Свободна с Незамедлительно	Код. Le Winch 340 31900

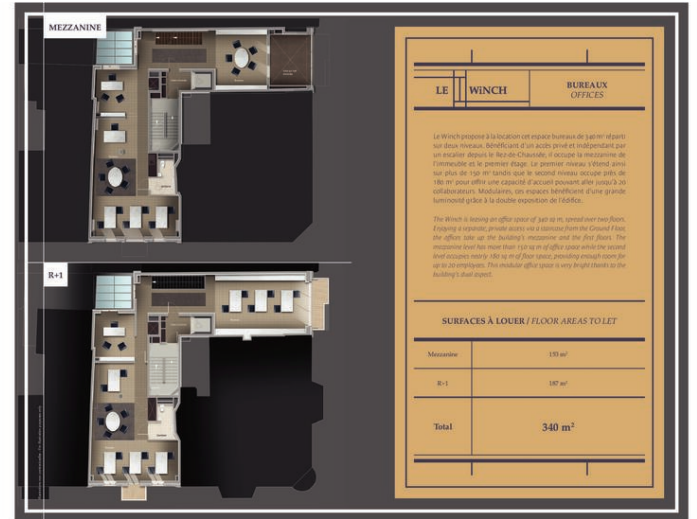


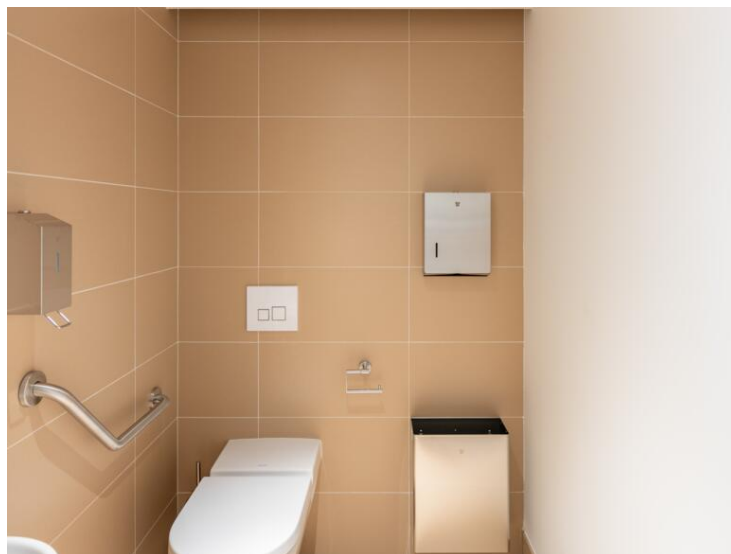
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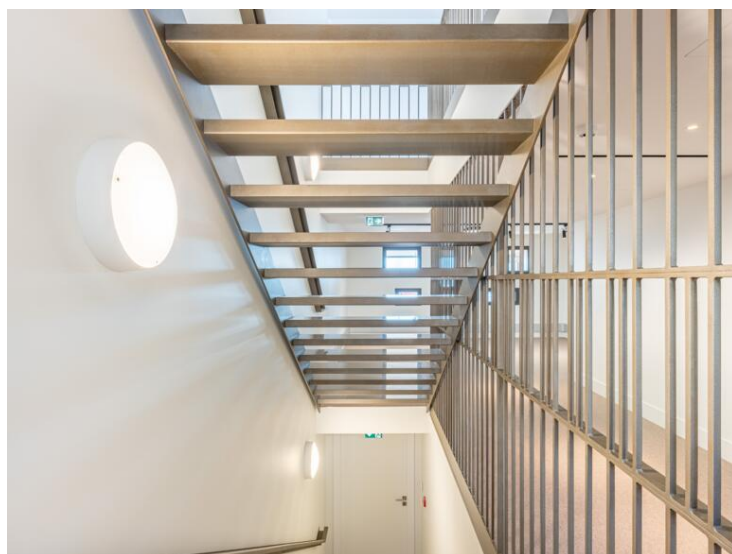
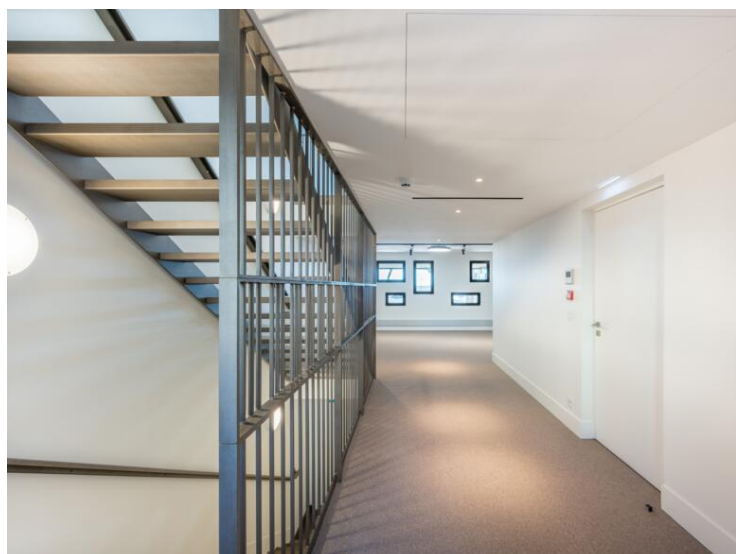
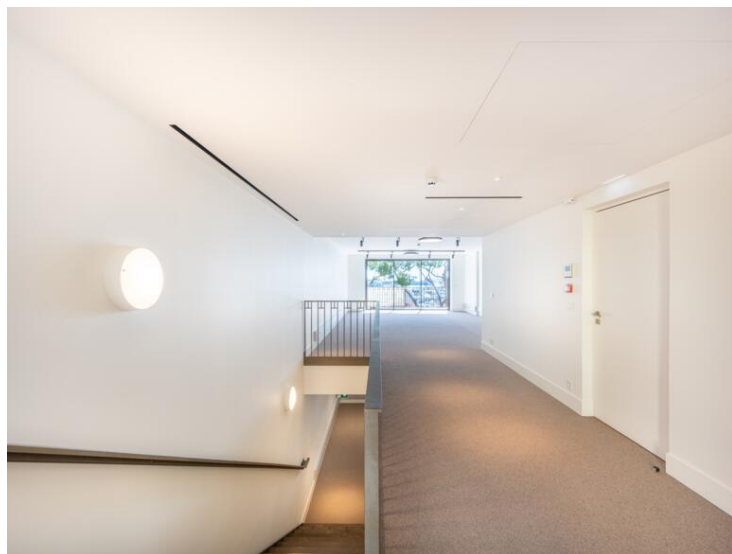
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Ideally located on the Port Hercules, at the heart of the Casimiro shopping district, just a few steps away from the train station, the Winch is a surprising, spacious, contemporary building, which overlooks the starting line of the Monaco Formula 1 Grand Prix.

A product of the imagination of architects Jean-Michel Wilmotte and Denis Boreux, the singular design plays with the Principality's high urban planning constraints, blending in harmoniously with the surrounding buildings. It therefore gives views from three very distinct heights, the first being the terrace, the second facing the Rock and the Prince's Palace, and the third facing the mountain.

Aluminum balconies decorate the east facade, on the rooftop, while classic moldings, moldings and ironwork decorate the south facade. The subtle design of the champagne-colored ceiling and the unique, irregularity of the slabs complete this elegantly elegant building.

Altogether over 9 levels, Le Winch has a large offer area for lease: four use levels on the mezzanine level and 5 floors as well as 4 apartments each with a beautifully appointed rooms. Arranged in three floors, the apartments, they rise up from the 1st to 5th floors. Accompanying them are two double garages (one on the mezzanine, the 6th and 7th floors).

Beautiful natural materials such as wood or stone or in warm, natural colors (and especially floor and ceiling), the prevailing tones with all the qualities of a modern building together with a soft, refined and comfortable environment. The building's heating and cooling system comprises a heat pump connected to the Casimiro district's seawater closed loop system. Le Winch is the first building to be connected to this self-sustainable system that is 100% renewable.

Distribué sur 9 niveaux, Le Winch offre à la location un grand espace bureau sur deux niveaux en mezzanine et au 1^{er} étage ainsi qu'à appartements de 4 pièces de très grand standing, à raison d'un appartement par étage du 2nd au 5th étage. Il y a terminée par un complexe duplex de 5 pièces qui occupe le 6th et le 7th étage.

Tous les biens architecturaux de l'implantation originale en angle de l'édifice. Pour les bureaux, cela offre une séparation naturelle entre espace de travail et de réunion au 1^{er} étage et de Direction. Cette distribution des espaces profite également aux appartements où les pièces de jour, orientées sur la façade Est face à la mer, sont idéalement séparées de celles de nuit réparties au calme de la façade Sud avec le côté couchant.

Des matériaux nobles tels que le bois ou le Cèdre Calam aux bruns naturels et chaleureux habillent des intérieurs impeccablement agencés, pour offrir aux locataires des lieux de qualité d'une construction moderne et un environnement doux, raffiné et confortable. Le système de chauffage et de refroidissement de l'immeuble est assuré par une pompe à chaleur utilisant la boucle eau de mer du quartier de la Casimiro. Le Winch est le premier immeuble raccordé à ce système d'énergie 100% renouvelable jamais égalé.

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