

## MONACO HARBOUR - 2-BEDROOM FLAT - DUAL USAGE

For sale Monaco

7 350 000 €

*"Crossing 2-bedroom flat for residential and office use located in a residence overlooking the Formula 1 Grand Prix start line."*

Product type	Apartment	Num rooms	3
Total area	100 m <sup>2</sup>	Num bedrooms	2
Living area	86 m <sup>2</sup>	Num cellars	1
Terrace area	14 m <sup>2</sup>	Building	Albatros
View	Port and Formula 1 Grand Prix	District	Port
Exposure	South-East	Condition	Very good condition
Special Law	Libre	Release date	Quickly
Usage mixte	Yes		

Located in the Condamine district, in a residence with lift on Port Hercule, close to all amenities (local shops, restaurants, transport, banks). The flat benefits from a strategic position and an ideal location for taking advantage of the Grand Prix and its many events.

This crossing 2-bedroom apartment in perfect condition comprises an entrance hall, a corridor, a large living/dining room opening onto a terrace overlooking the Formula 1 Grand Prix start line, 2 bedrooms, one of which has access to a balcony, a full bathroom and a guest toilet.

This is a dual-usage property and can therefore be used as both a residence and offices.

A cellar completes this flat. A car park can be rented in a nearby residence.



Ref. : V1520

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