

## for Sale to Monaco



**170 sqm | : 4**

Office of approximately 170 m<sup>2</sup> with private garden, located inside the Saint André building, close to the iconic Monte Carlo Casino and Metropole Shopping. The property combines a privileged location with a high rental appeal, and is composed as follows: entrance onto hallway, four rooms for office use, two bathrooms, glass conservatory and private garden.

The property is being sold on a 3-5 year lease-to-own contract, which provides a secure annual income of 3% of the sale price. After the lease expires, investors can choose to keep the space as an office or convert it into a luxury residential apartment, offering a significant return on investment in the Monaco real estate market.

### Property details

---> **Codice** <---: A 13339

---> **Motivazione** <---: Sale

---> **Tipologia** <---:

**Region:** Principato di Monaco

---> **Provincia** <---: Principato di Monaco

---> **Comune** <---: Monaco

---> **Prezzo\_Richiesto** <---: € 6.800.000

---> **Totale\_mq** <---: 170 sqm

---> **Locali** <---: 4

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Liguria**

Via Giacomo Matteotti 133 - Sanremo (IM) - Phone number 0184840161  
sanremo@chiusano.com - <https://liguria.chiusano.com>  
V.A.T. 03113370013



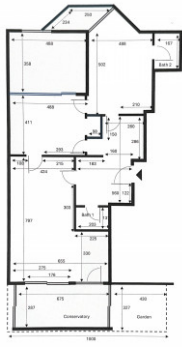
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