



## Detached office with shop window, ideal rental yield

Professional sale

2 400 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i>
<i>Building</i> <b>Poste Garde de Fontvieille</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>50 m<sup>2</sup></b>	<i>Floor</i> <b>Ground floor</b>
<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>EEM-V-91</b>

Beautiful office in perfect condition overlooking the marina of Fontvieille.

Discover this rare investment opportunity on the prestigious Marina de Fontvieille, Monaco. This spacious premises, currently rented out as an office, offer an attractive rental yield of 2.8%.

The premises consist of a large main room bathed in natural light thanks to a window offering a breathtaking view of the residence's gardens and the marina. The property also includes a sanitary area and two separate toilets, adding an essential amenity for a professional space.

With the ability to set up to 4 workstations, this space offers ideal flexibility for various business setups.

### Strengths:

- Prestigious location on the Marina of Fontvieille
- View of the residence's gardens and marina
- Attractive rental yield of 2.8%
- Ideal for rental investment



- Spacious with the possibility of 4 workstations
- Sanitary area and two separate toilets

