



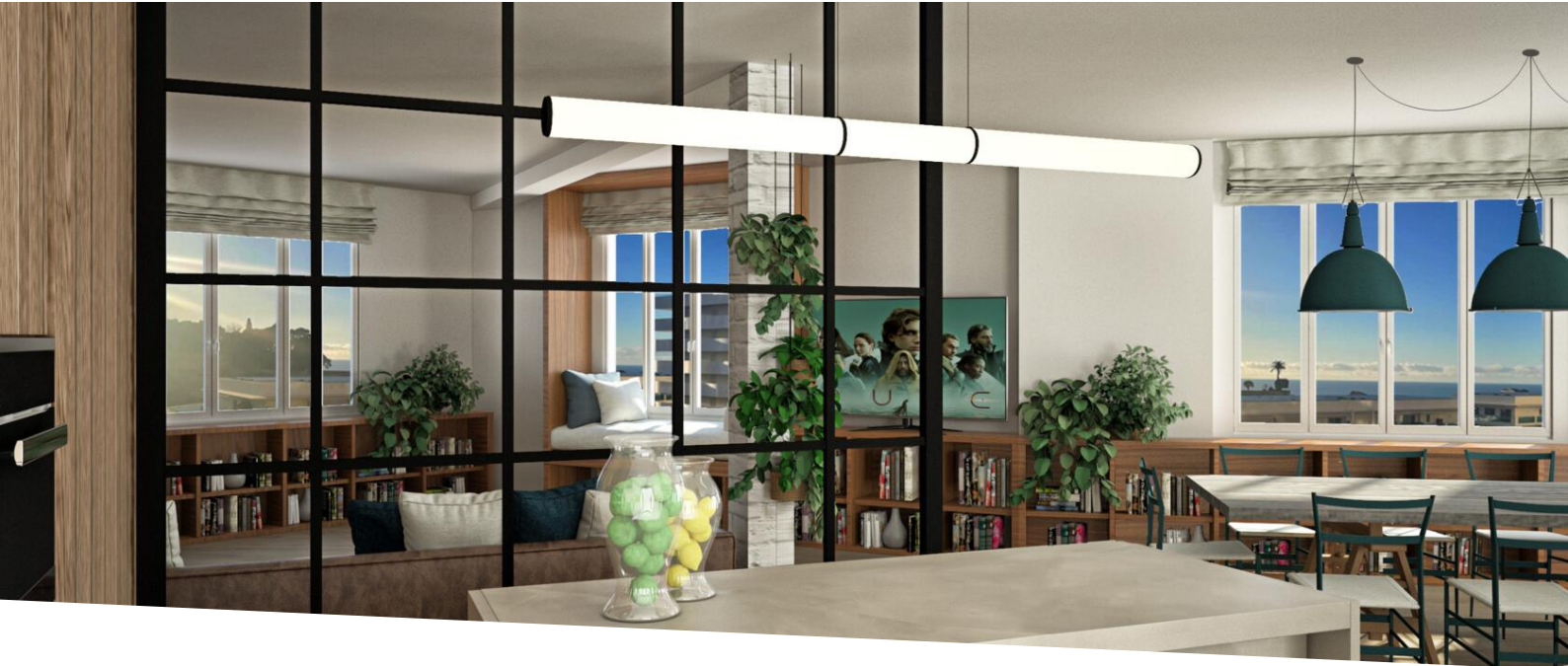
AGENCE CONTINENTALE

REAL ESTATE MONACO

Agence Continentale

19, boulevard des Moulins
98000 Monaco

Emma Ruspantini
Phone : +377 6 40 61 13 70/+377 93 50 54 64
emma@continentale.mc
www.continentale.mc



Rare and atypical / an entire floor of 268 m²

For sale

Sole agent

10 500 000 €

<i>Product type</i> Apartment	<i>Num rooms</i>
<i>Building</i> Mercure	<i>District</i> Jardin Exotique
<i>Living area</i> 268,40 m²	<i>Floor</i> 3ème et dernier étage
<i>Annual costs</i> 7 450 €	<i>Condition</i> Work required
<i>Mixed use</i> Yes	<i>Release date</i> Quickly
<i>Laws</i> Libre de loi	<i>Ref.</i> ACV_Mercure1

Located on the 3rd and last floor of a small building near the Condamine, shops, Port Hercule, in a neighborhood full of future.

The area for sale is located on the 3rd and last floor of the building "le Mercure", rue Crovetto Frères (between the top of the condamine and the bottom of the exotic garden). The building has an elevator.

It is a plateau of 268.4 m² (Monaco Topo survey).

The co-ownership regulations provide for either an industrial activity, or an office or residential activity. It is rare to have all three options in the Principality. It can therefore be suitable as a rental investment, for an office or industrial activity, and even redesigned as a "New York loft" type home (rendering and plan on request).



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Tours are very easy to arrange.



