



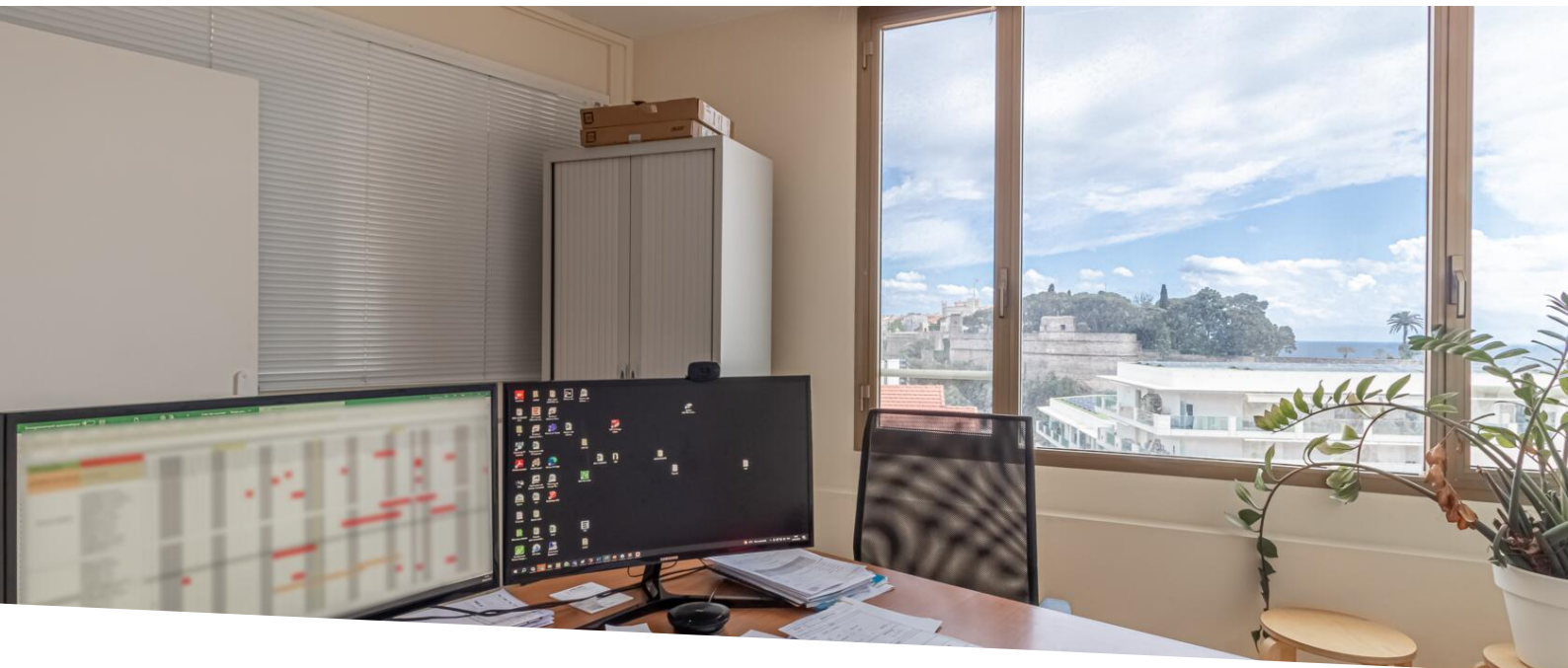
**AGENCE CONTINENTALE**

R E A L E S T A T E M O N A C O

**Agence Continentale**

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**Rare and atypical / an entire floor of 268 m<sup>2</sup>**

**Professional sale**

**Sole agent**

**10 500 000 €**

<i>Product type</i> <b>Office</b>	<i>Num rooms</i>
<i>Building</i> <b>Mercure</b>	<i>District</i> <b>Jardin Exotique</b>
<i>Living area</i> <b>268,40 m<sup>2</sup></b>	<i>Floor</i> <b>3ème et dernier étage</b>
<i>Annual costs</i> <b>7 450 €</b>	<i>Condition</i> <b>Work required</b>
<i>Mixed use</i> <b>Yes</b>	<i>Release date</i> <b>Quickly</b>
<i>Laws</i> <b>Libre de loi</b>	<i>Ref.</i> <b>ACV_Mercure_professionnelle</b>

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.

The entire floor is 268.4 m<sup>2</sup> (Done by Monaco Topo).

The co-ownership regulations provides either an industrial activity, or an office or residential. It is rare to have all three options in the Monaco.

It can therefore be suitable as a rental investment, for an office or industrial activity, and even redesigned as



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a "New York loft" type home (rendering and plan on request).

Viewings are very easy to organize.



