



## Sale apartment 3 rooms Monaco - Monte Carlo

For sale

5 100 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>Building</i> <b>Shakespeare</b>	<i>District</i> <b>Monte-Carlo</b>
<i>Living area</i> <b>75 m<sup>2</sup></b>	<i>Terrace area</i> <b>5 m<sup>2</sup></b>	<i>Total area</i> <b>80 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Floor</i> <b>3</b>	<i>Annual costs</i> <b>2 500 €</b>	<i>Condition</i> <b>Renovated</b>
<i>Ref.</i> <b>85108651</b>			

Discover this magnificent 3-room apartment in the prestigious Monte-Carlo district, in the "Le Shakespeare" building. Enjoy a privileged central location in the Principality, close to amenities such as schools, parks and shops, and with quick access to the port of Monaco, the train station and the famous Carré d'Or.

This apartment, completely renovated in a bright, contemporary style, stands out for its perfect optimization of space and its beautiful natural light throughout the day, thanks to its south/west exposure and its corner location with a main facade facing the sea.

The 80 m<sup>2</sup> apartment comprises :

A welcoming entrance hall.

A large, bright living room with a modern, fully-equipped open kitchen, giving access to a balcony with a breathtaking view of the city, Monaco harbor and the Rock.

Two comfortable bedrooms with built-in closets, including a master suite with private shower room.

A second shower room with toilet.



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An additional guest toilet.

Fully air-conditioned for optimum comfort. Several public parking lots are located in the immediate vicinity of the building.

The apartment is currently rented at €10,000 per month, offering an attractive rental yield for investors.

Don't miss this unique opportunity to acquire an exceptional property in the heart of Monte Carlo, combining luxury, comfort and location.





