



## LE RAPHAEL

Professional sale

3 500 000 €

Product type <b>Office</b>	Num rooms <b>-</b>
Building <b>Raphael</b>	District <b>Fontvieille</b>
Total area <b>94 m<sup>2</sup></b>	Bathrooms <b>2</b>
Floor <b>Ground floor</b>	Condition <b>New</b>
Release date <b>30/09/2025</b>	Ref. <b>V30</b>

Commercial premises / Administrative office / SALES

Commercial premises located in the prestigious Le Raphael residence in Monaco, in the heart of the sought-after Fontvieille district. This exceptional property offers a surface area of 94 m<sup>2</sup> and is located on the ground floor with a breathtaking view of magnificent gardens.

Completely renovated, this premises has top-of-the-range finishes with a spacious and elegant office, embellished with parquet flooring. The large garden-facing display case brings natural light and a peaceful atmosphere, ideal for a professional work environment.

Its strategic location and two separate entrances guarantee discretion and practicality, offering a space that is perfectly adaptable for commercial or administrative use. All in a quiet, secure and very well maintained setting.

The monthly rent is €7,250 excluding tax, with monthly fixed charges of €400, including air conditioning,



heating, and equipment maintenance. The current lease term is one year, leased until 30/09/2025.

