



## Modern villa in the heart of Condamine.

For sale

Sole agent

20 000 000 €

|  |  |
|--|--|
| Product type<br><b>House</b>             | Num rooms<br><b>6</b>                    |
| District<br><b>Condamine</b>             | City<br><b>Monaco</b>                    |
| Country<br><b>Monaco</b>                 | Living area<br><b>544 m<sup>2</sup></b>  |
| Terrace area<br><b>267 m<sup>2</sup></b> | Total area<br><b>811 m<sup>2</sup></b>   |
| Parkings<br><b>2</b>                     | Ref.<br><b>Villa moderne - Condamine</b> |

Modern contemporary villa in the heart of Monaco

Situated on several levels, this villa offers luxurious amenities.

This contemporary villa, nestled in the heart of La Condamine behind the "Le Stella" building, spans six floors. Primarily designed for professional use, this architecturally unique and modern villa stands out as a truly exceptional property in the principality. Its layout is as follows:

- On the first level: A space dedicated to IT and technical equipment.
- On the second level: A spacious open-plan office, a tea room, restrooms, and an outdoor area blending terraces and a garden. Its overall size is 231 m<sup>2</sup>, of which 183 m<sup>2</sup> is livable space and 48 m<sup>2</sup> is terrace.
- On the third level: An open-plan office with terraces and a garden, covering an area of 274 m<sup>2</sup>, with 90 m<sup>2</sup> of livable space and 184 m<sup>2</sup> set aside for the outdoors.
- On the fourth floor: An open-plan office complemented by a balcony, totaling 120 m<sup>2</sup>, with 93 m<sup>2</sup> of



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Ref. : Villa moderne - Condamine

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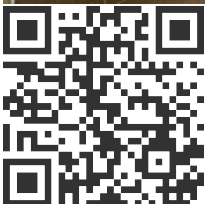
living space and 27 m<sup>2</sup> of terrace.

- On the fifth floor: An open-plan office with a livable area of 86 m<sup>2</sup>.
- On the sixth and top floor: An open-plan office enhanced by balconies, totaling 100 m<sup>2</sup>, including 92 m<sup>2</sup> of living space and 8 m<sup>2</sup> of terraces.

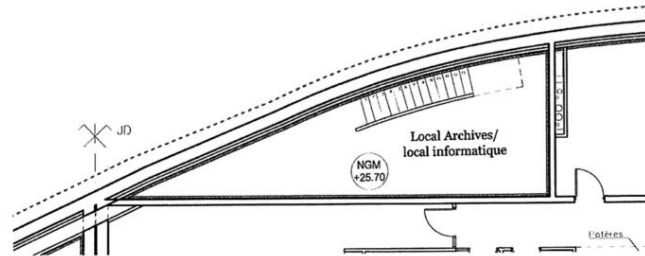
The property also comes with two parking spaces.

Currently, this villa is rented out for an amount of €30 ,500 per month excluding taxes, with an additional charge of €1,000, until December 14, 2030.

Although rented until 2030, this villa represents an exceptional opportunity, with a price of 25,000 euros per square meter and modern, almost-new amenities.



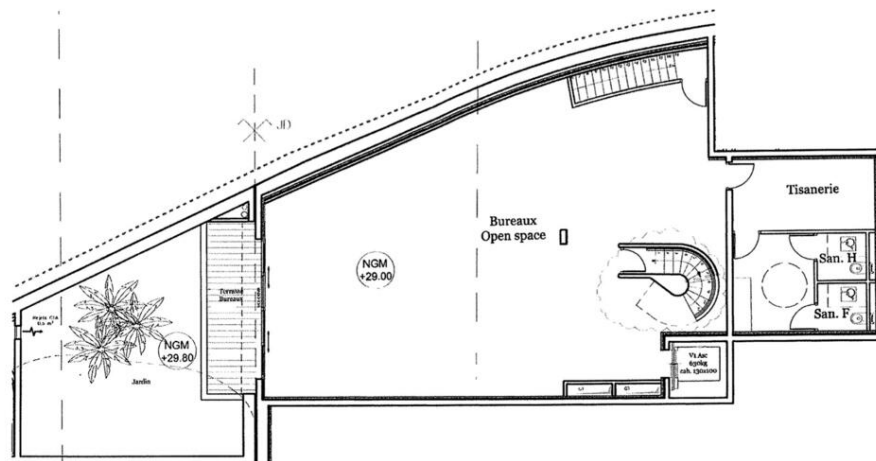




LE STELLA ETAGE 1

Bâtiment C -Local Archives - éch: 1/100e

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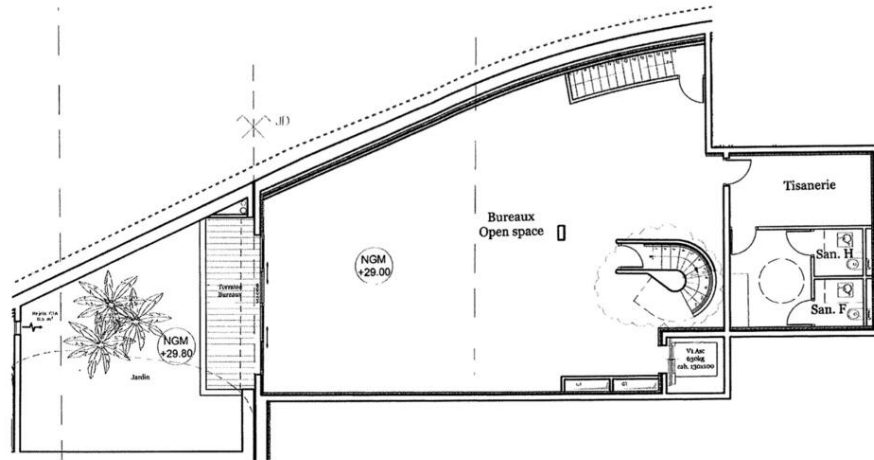


LE STELLA ETAGE 2

Bâtiment C -Sous sol - éch: 1/100e

mai 2016 | P. 02

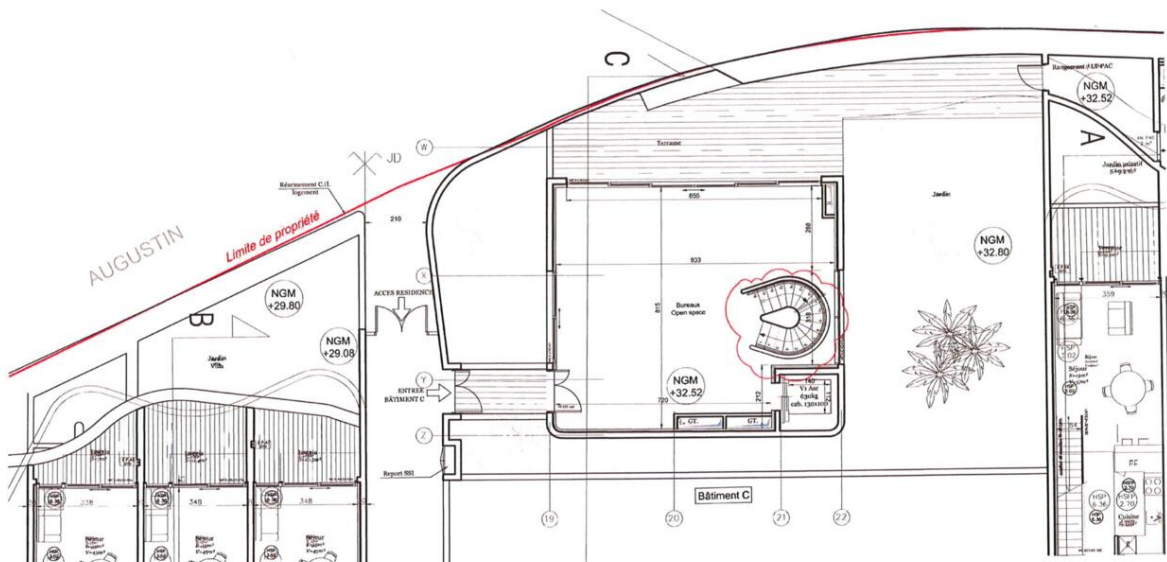




LE STELLA ETAGE 2

Bâtiment C -Sous sol - éch: 1/100e

mai 2016 P. 02

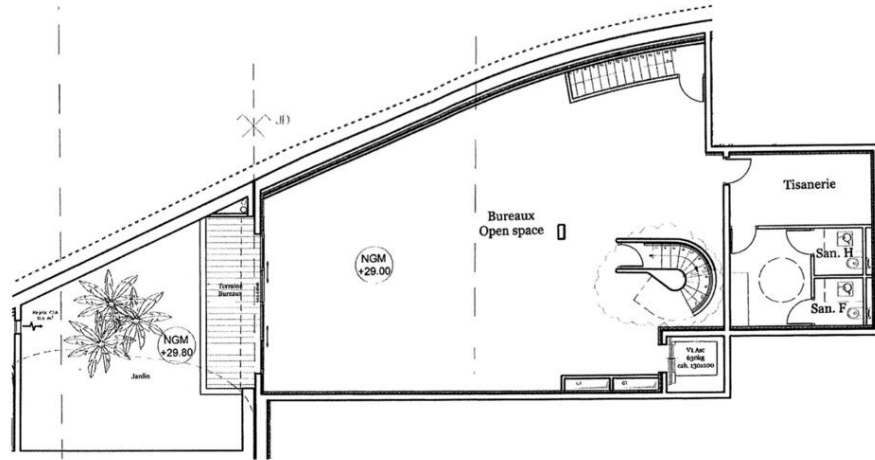


LE STELLA ETAGE 3

Bâtiment C -Rez de chaussée - éch: 1/100e

mai 2016 P. 03

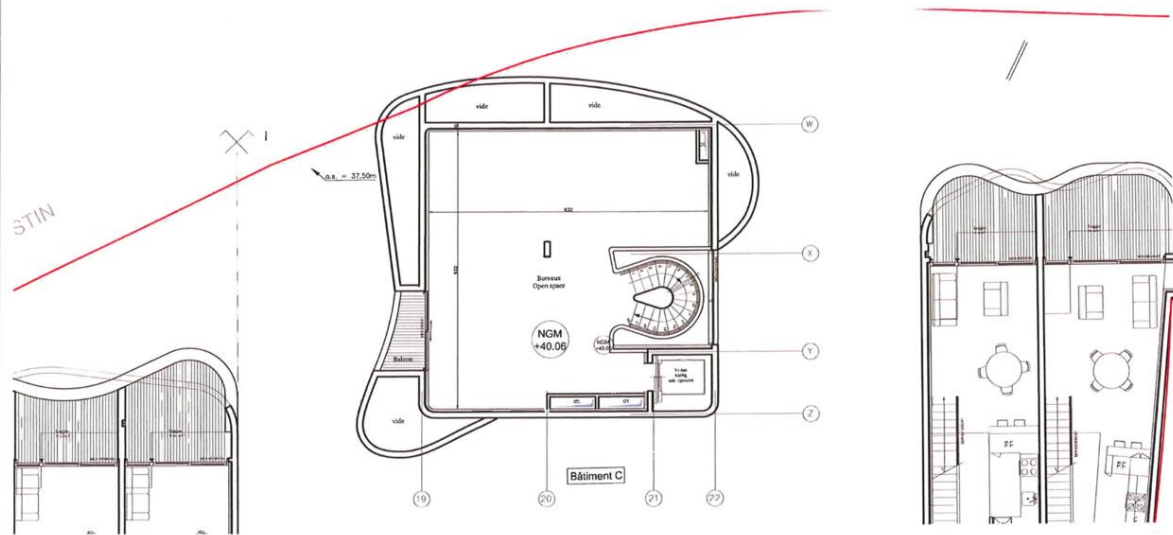




LE STELLA ETAGE 2

Bâtiment C -Sous sol - éch: 1/100e

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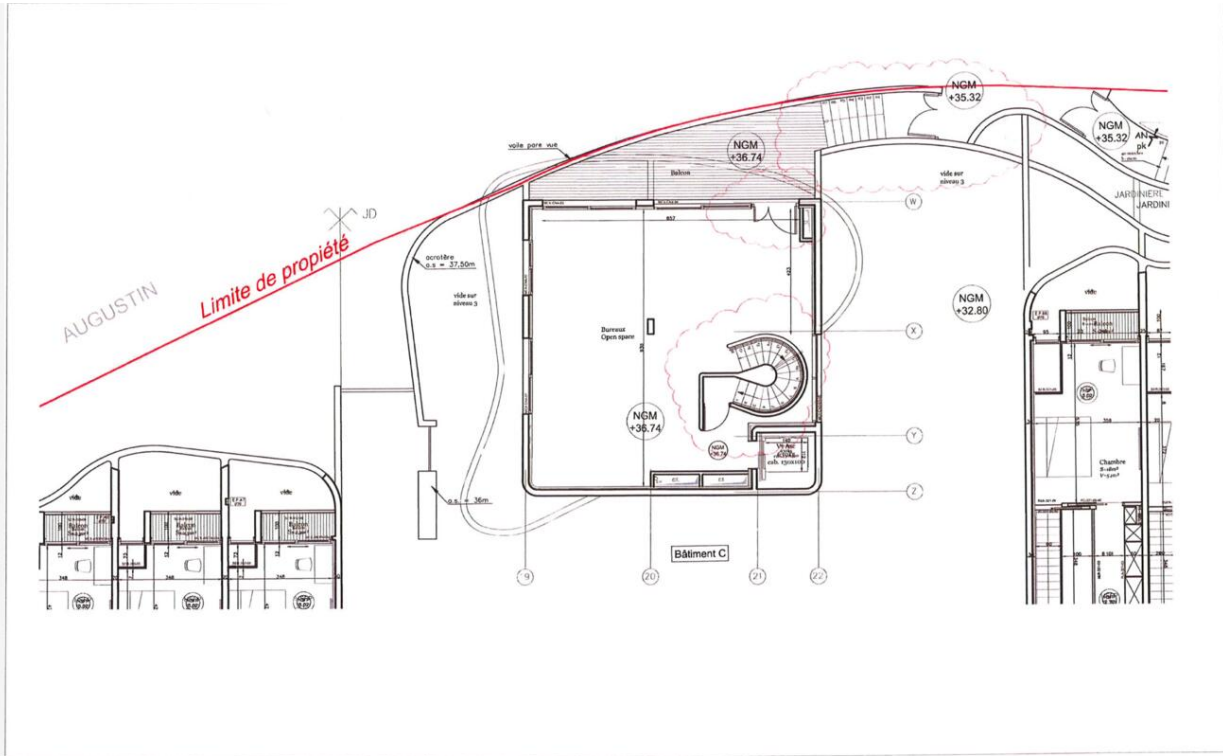


LE STELLA ETAGE 5

Bâtiment C-Etage 2 -éch: 1/100e

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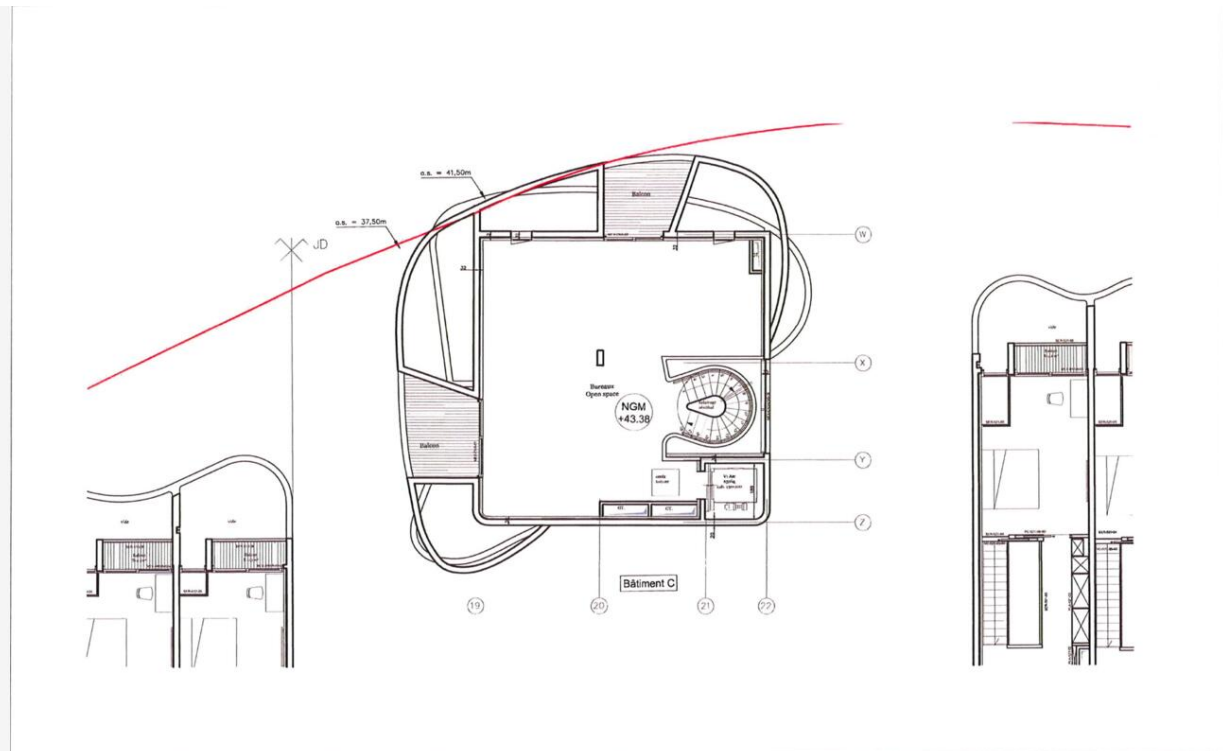




LE STELLA ETAGE 4

Bâtiment C - Etage 1 - éch: 1/100e

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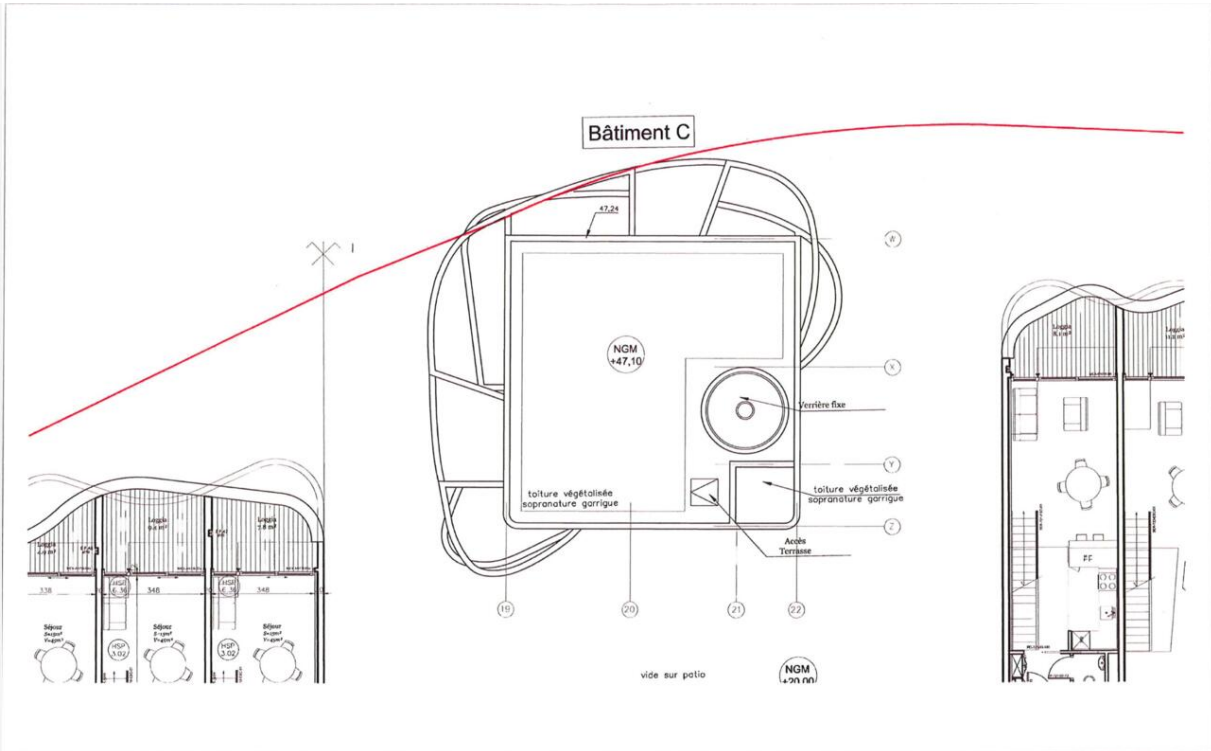


LE STELLA ETAGE 6

Bâtiment C - Etage 3 - éch: 1/100e

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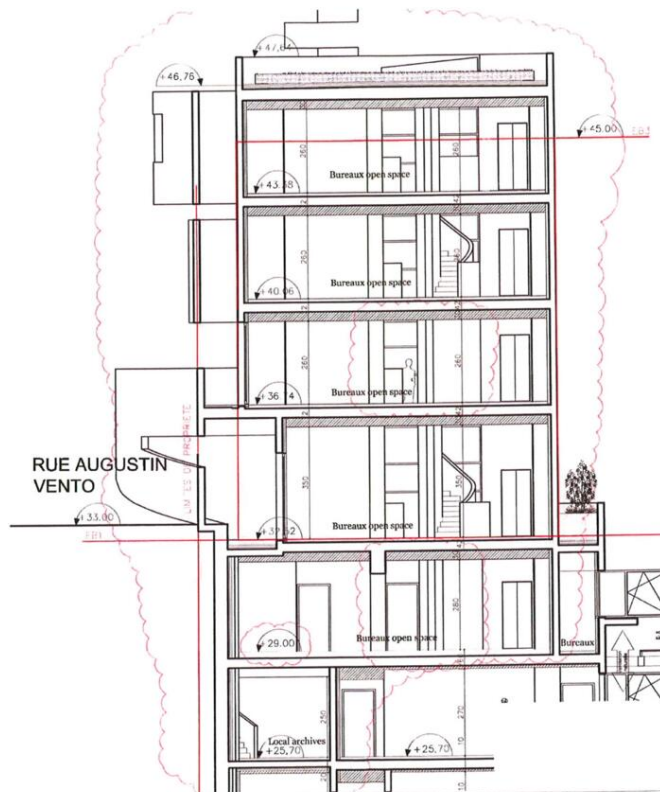




LE STELLA ETAGE 7

Bâtiment C -Toiture-éch: 1/100e

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LE STELLA

Bâtiment C - Coupe C-C' - éch: 1/100e

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