



## Renovated, Air-Conditioned 3-Room Office - 100 m<sup>2</sup>, Heart of La Condamine, Close to Port Hercules

6 800 € / month

+ Service charges : 150 €

Professional rental

Product type <b>Office</b>	Num rooms <b>3 rooms</b>
District <b>Condamine</b>	City <b>Monaco</b>
Country <b>Monaco</b>	Living area <b>95 m<sup>2</sup></b>
Terrace area <b>5 m<sup>2</sup></b>	Total area <b>100 m<sup>2</sup></b>
Bedrooms <b>2</b>	Bathrooms <b>2</b>
Floor <b>1</b>	Service charges <b>150 €</b>
Condition <b>Very good condition</b>	Release date <b>Rapidement / Soon</b>
Ref. <b>CO - PC - 01 - B</b>	

Located on a quiet street just behind the first line of Port Hercules, this renovated 3-room office combines functionality, calm, and a strategic location in the heart of La Condamine.

This **100 sqm office**, situated at **15 bis rue Princesse Caroline**, enjoys an ideal location in the vibrant **Condamine** district while offering a peaceful working environment with a courtyard view. Located on the **1st**



**floor**, it is just steps away from shops, restaurants, and a **public parking facility**, making it convenient for both colleagues and clients.

Renovated with care, the space is thoughtfully arranged for professional use. It features an **executive office**, a **spacious main room**, and a **second shared office** adaptable to your organizational needs. Additionally, the office includes a **large bathroom** and a **separate second toilet**, adding comfort and practicality to the premises.

The generous layout is enhanced by a **ceiling height of over 3 meters**, ensuring ample light and an airy atmosphere. Integrated **air conditioning** provides optimal comfort year-round, while the quiet courtyard orientation ensures a serene and productive working environment.

The future installation of an elevator will add extra convenience to this already practical and well-located space. Just a short walk from **Port Hercules** and all Condamine's amenities, this office combines accessibility, modernity, and tranquility.

**A unique opportunity to establish your offices in a prestigious and functional setting at the heart of Monaco.**





