



## Modern villa in the heart of Condamine.

For sale

Sole agent

21 000 000 €

Product type <b>House</b>	Num rooms <b>6</b>
Building <b>Villa Stella</b>	District <b>Condamine</b>
Living area <b>544 m<sup>2</sup></b>	Terrace area <b>267 m<sup>2</sup></b>
Total area <b>811 m<sup>2</sup></b>	Bedrooms <b>+5</b>
Bathrooms <b>+5</b>	Parkings <b>2</b>
Floor <b>5 étages</b>	Condition <b>New</b>
Mixed use <b>Yes</b>	Release date <b>2030</b>
Ref. <b>Villa Olympea - Condamine</b>	

A unique opportunity to acquire a contemporary villa, currently configured as office space, in the heart of Monaco.

This 811 m<sup>2</sup> property, easily convertible into a residence, is offered at the price of 21 million euros.

An ideal property for residential or professional projects, offering a wide range of possibilities.

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:

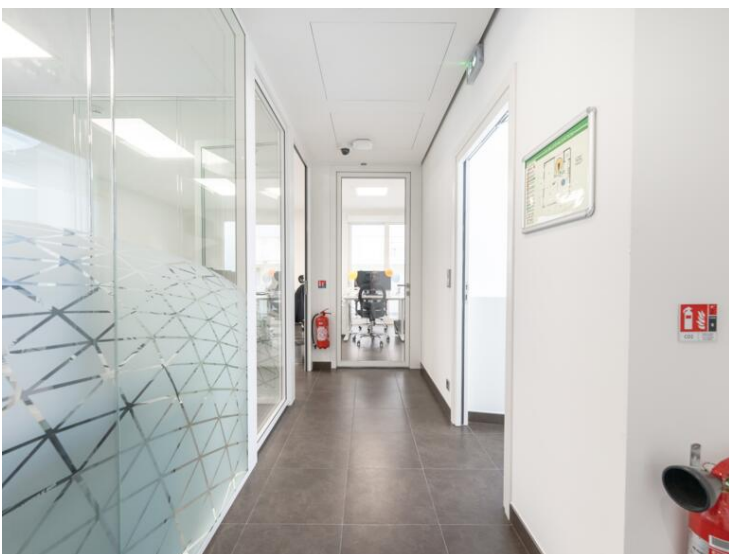


- On the first level: A space dedicated to IT and technical equipment.
- On the second level: A spacious open-plan office, a tea room, restrooms, and an outdoor area blending terraces and a garden. Its overall size is 231 m<sup>2</sup>, of which 183 m<sup>2</sup> is livable space and 48 m<sup>2</sup> 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 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.

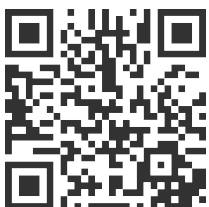
Currently, this villa is rented out for an amount of €30 ,500 per month excluding taxes, with an additional charge of €1,000, until December 14, 2030.

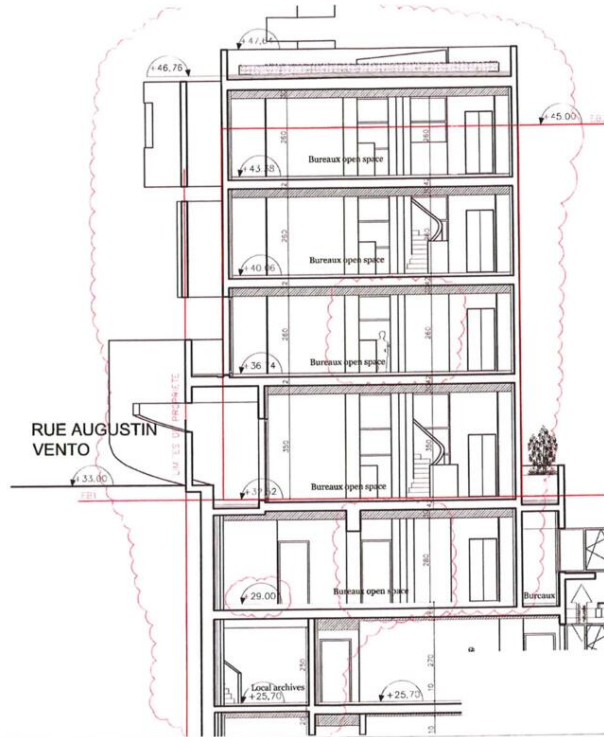








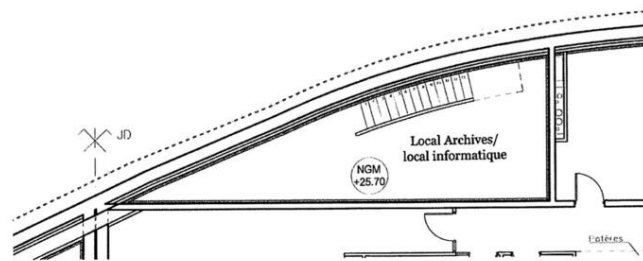




LE STELLA

Bâtiment C - Coupe C-C' - éch: 1/100e

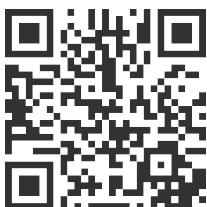
mai 2016 P. 08

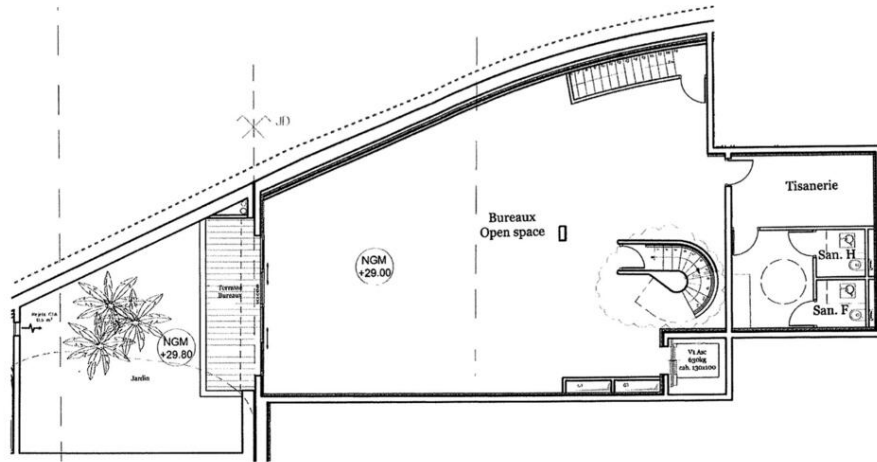


LE STELLA ETAGE 1

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

mai 16 P. 01

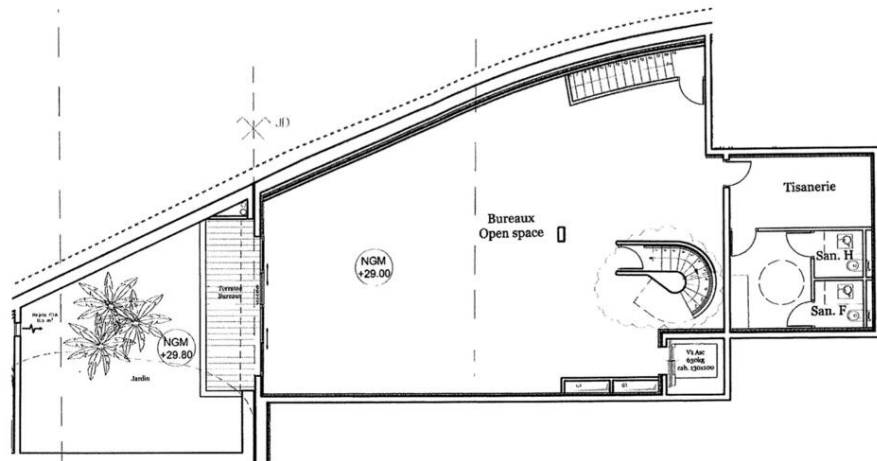




LE STELLA ETAGE 2

Bâtiment C -Sous sol - éch: 1/100e

mai 2016 P. 02



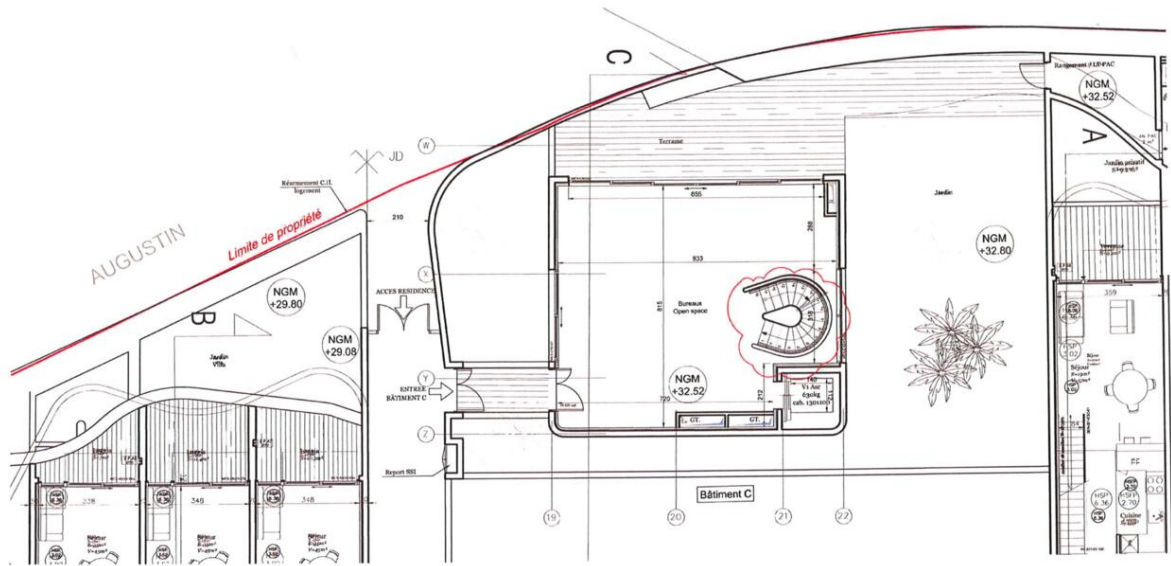
LE STELLA ETAGE 2

Bâtiment C -Sous sol - éch: 1/100e

mai 2016 P. 02



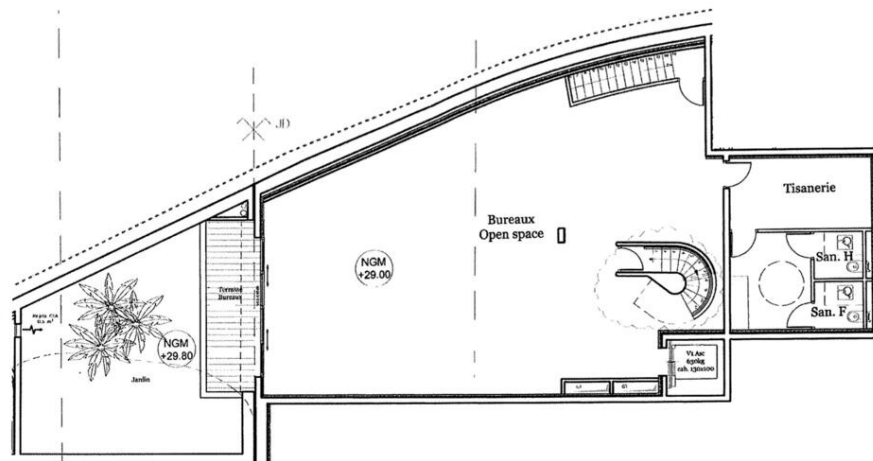




LE STELLA ETAGE 3

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

mai 2016 P. 03

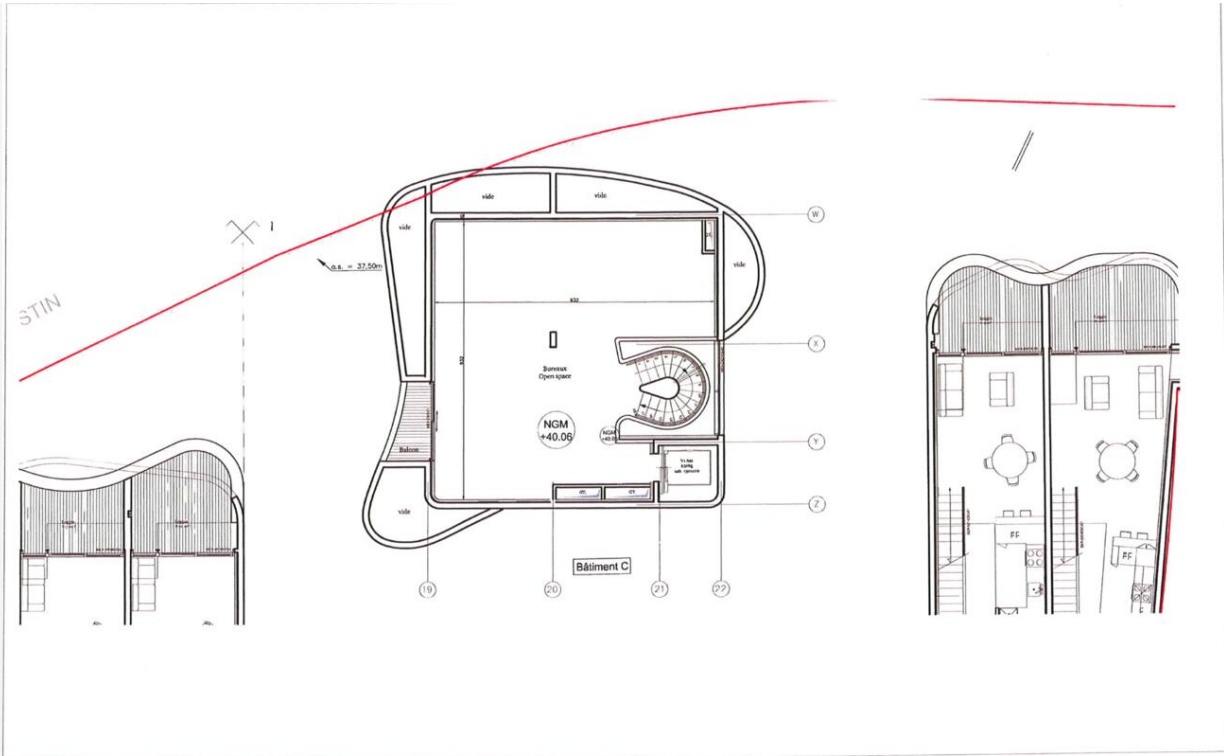


LE STELLA ETAGE 2

Bâtiment C -Sous sol - éch: 1/100e

mai 2016 P. 02

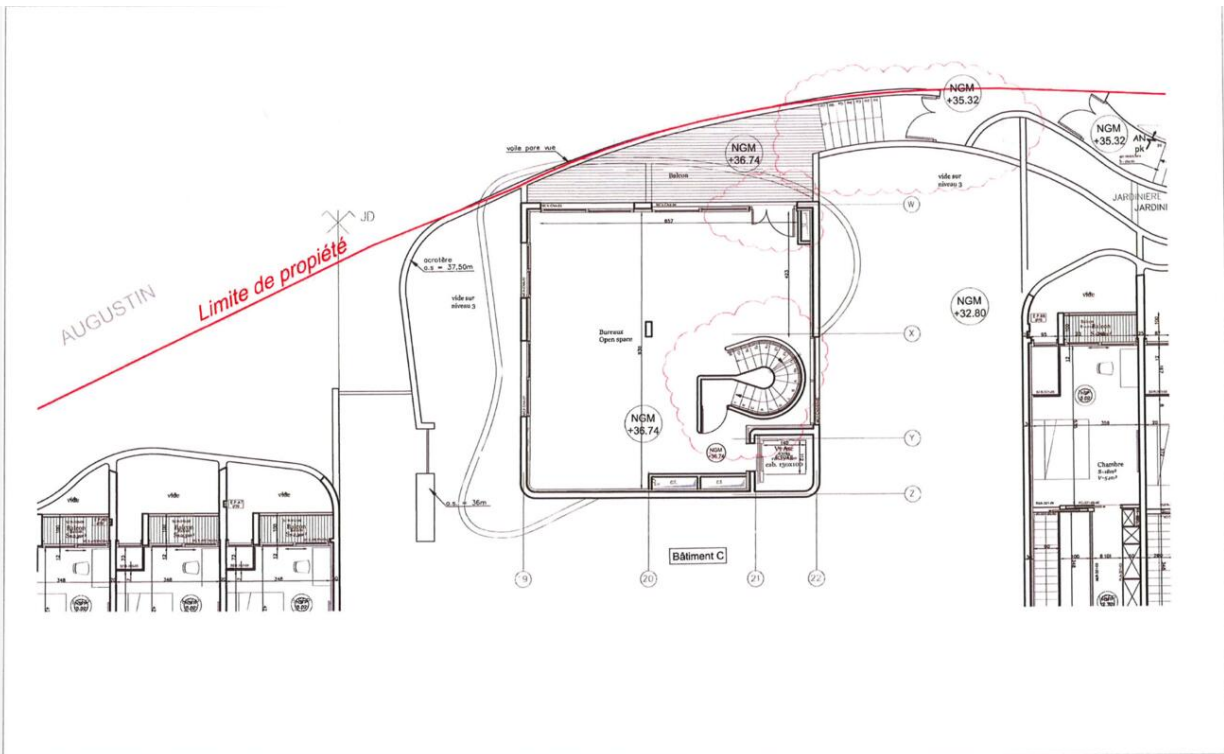




LE STELLA ETAGE 5

Bâtiment C-Etage 2 -éch: 1/100e

mai 2016 P. 05

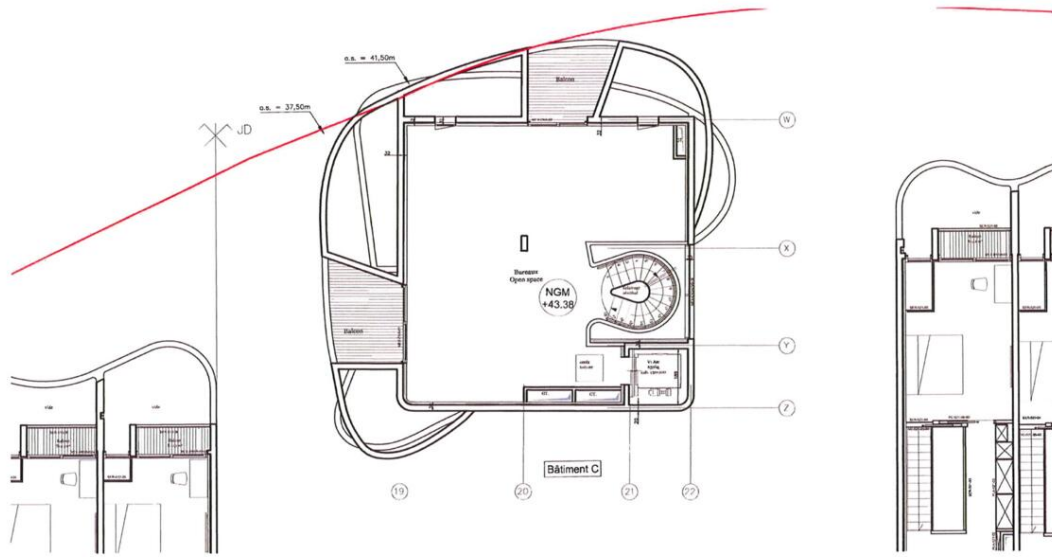


LE STELLA ETAGE 4

Bâtiment C -Etage 1-éch: 1/100e

mai 2016 P. 04

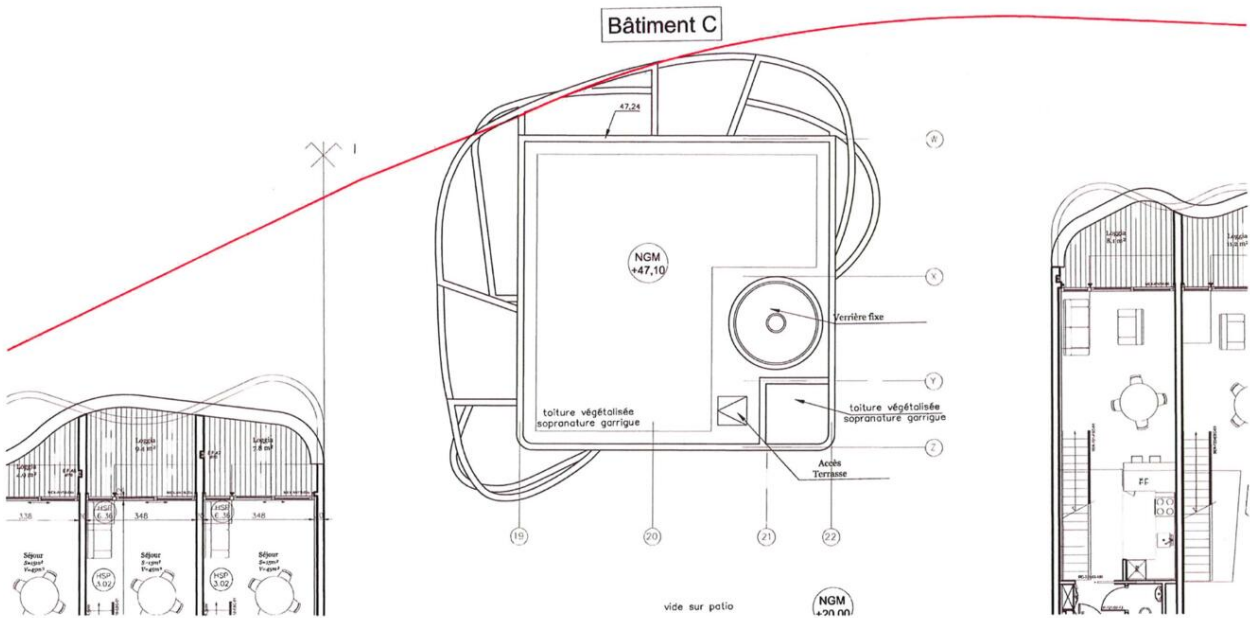




LE STELLA ETAGE 6

Bâtiment C-Etage 3 -éch: 1/100e

mai 2016 P. 06



LE STELLA ETAGE 7

Bâtiment C -Toiture-éch: 1/100e

mai 2016 P. 07

