



## 3 ROOMS - ALBATROS

For sale

Co-exclusive

6 950 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Albatros</b>	<i>District</i> <b>Port</b>
<i>Living area</i> <b>86 m<sup>2</sup></b>	<i>Terrace area</i> <b>14 m<sup>2</sup></b>
<i>Total area</i> <b>100 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathroom</i> <b>1</b>	<i>Floor</i> <b>2</b>
<i>Annual costs</i> <b>4 999 €</b>	<i>Release date</i> <b>Now</b>
<i>Ref.</i> <b>PEV709</b>	

Live in the heart of Monaco, with stunning views of Port Hercules and the famous Formula 1 Grand Prix circuit. Discover this exceptional 3-room apartment, combining modern comfort and a privileged location.

This magnificent 3-room apartment offers a living area of 86 m<sup>2</sup>, complemented by a 14 m<sup>2</sup> terrace, perfect for enjoying the Mediterranean climate. Located in the popular district of La Condamine, it offers a unique panoramic view of Port Hercule, while being close to the Formula 1 Grand Prix circuit.

La Condamine is a lively and central district, ideal for families and professionals. Here you will find the local market, a variety of shops, as well as renowned restaurants, not to mention the renowned schools within walking distance, such as the Ecole de la Condamine and the International School of Monaco.



This rare property also benefits from many practical advantages: public transport nearby, quick access to the main arteries of the city, and a multitude of leisure activities, especially on Port Hercule.

Don't miss the opportunity to live in an exceptional setting, just a stone's throw from Monaco's major events and the city's essential services.



