



## 30.700 €/M<sup>2</sup> -CONTEMPORARY VILLA FOR OFFICES USE

For sale

21 000 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>+5 rooms</b>
<i>District</i> <b>Condamine</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Living area</i> <b>544 m<sup>2</sup></b>
<i>Terrace area</i> <b>267 m<sup>2</sup></b>	<i>Total area</i> <b>811 m<sup>2</sup></b>
<i>Parkings</i> <b>2</b>	<i>Condition</i> <b>Very good condition</b>
<i>Release date</i> <b>Disponible</b>	<i>Ref.</i> <b>REMC-0374</b>

Magnificent spaces for this contemporary villa designed by a leading French architect, converted into offices

Reminiscent of Corbusier design, this villa of over 800m2 offers contemporary office space and is ideally located in the historic district of the Port and La Condamine.

The property is situated over 6 floors and is configured as follows:

1st Floor: IT Operations and Terraces

2nd Floor: Open-Plan Office Space, WC Facilities, Garden and Terraces:

Surface : 183 m<sup>2</sup> + 48 m<sup>2</sup> Terraces = 231 m<sup>2</sup>

3rd Floor: Open-Plan Office Space, Garden and Terraces:

Surface : 90 m<sup>2</sup> + 184 m<sup>2</sup> Terraces = 274 m<sup>2</sup>



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4th Floor: Open-Plan Office Space and Balcony:

Surface : 93 m<sup>2</sup> + 27 m<sup>2</sup> Terraces = 120 m<sup>2</sup>

5th Floor: Open-Plan Office Space and Balconies:

Surface : 86 m<sup>2</sup>

6th Floor: Open-Plan Office Space and Balconies:

Surface : 92 m<sup>2</sup> + 8 m<sup>2</sup> Terraces = 100 m<sup>2</sup>

This wonderful office site includes 2 parking spaces.

This Villa is rented 28.150 € HT + 1.000 € CH until 14.12.2030









