



## GRAND STUDIO WITH BEAUTIFUL TERRACE - PARK PALACE

For sale

Sole agent

2 550 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>Studio</b>
<i>Building</i> <b>Park Palace</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>41 m<sup>2</sup></b>	<i>Terrace area</i> <b>13 m<sup>2</sup></b>
<i>Total area</i> <b>54 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>1</b>	<i>Annual costs</i> <b>3 600 €</b>
<i>Condition</i> <b>Good condition</b>	<i>Mixed use</i> <b>Yes</b>
<i>Ref.</i> <b>P.PALACEst.CM2020</b>	

In the prestigious residence of the Park Palace, with swimming pool, gym and concierge, beautiful studio currently rented but possibility to vacate the apartment in case of sale. Cellar included. Parking in addition to the indicated price

We are pleased to present you exclusively, this beautiful studio in one of the most renowned Residences of the "Carré Or", opposite the Casino.

You will enjoy an unobstructed view of the gardens and the Park Palace's top-of-the-range services: 24/7



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concierge service, indoor swimming pool, sauna, fitness.

It consists of an entrance hall with built-in cupboards, a fully equipped kitchen, a bathroom with bathtub, a beautiful room opening onto a large loggia.

Currently rented at €3,681 CC/month. In the event of a sale, the property can be released. It can also be offered as an elegant desk. A cellar is included in the price.

Possibility to buy parking at an additional cost. Independent square of 13 m<sup>2</sup> (2.75 x 4.85 m).

VERY INTERESTING INVESTMENT because Price per m<sup>2</sup> below the market price for the PARK PALACE.



