

## PRESTIGIOUS OFFICE | 100M2 | RARE OPPORTUNITY IN THE PORT

For sale Monaco

**Sole agent**

6 650 000 €

Prime real estate | Prestigious headquarters for a prominent brand.

Type	Professional sale	Total area	100 sqm
Product type	Office	Living area	76 sqm
Number of rooms	3	Parkings	1
Building	Ermanno Palace	View	Port
District	Port	Mixed use	Yes
Exposure	South	Release date	November 2024

Rare and prestigious property, located in a high-standing building with reception and concierge service at the legendary Port Hercules, near the Yacht Club and Automobile Club of Monaco.

The office currently consists of an entrance hall, 2 toilets and 3 rooms, one of which currently serves as a kitchen and a refreshment area for clients and employees with access to a balcony. The 2 office rooms give onto a spacious terrace which faces the port and the iconic landmarks of the Formula 1 circuit.

The space has been refurbished and has good remodelling potential. It features new wooden floors throughout and is exceptionally bright at all times during the day.

It is currently rented as an office and can also be used as a residential property.

Please contact us for more information or a viewing appointment anytime.



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