




## Opportunity Investment - Offices Rental Return 3%

Price : 10 600 000 €

### ABOUT

 **District**  
Fontvieille

 **Total area**  
374 m<sup>2</sup>

Spread on the 7th floor of the building "Le Thales": 9 furnished, spacious and functional offices between 25-48m<sup>2</sup> with large storage spaces, a common waiting room with leather armchairs, a fully equipped kitchen, three bathrooms and a shower.

Enveloped by shades of light blue, gray and brown, overlooking the neighborhood of Fontvieille and Boulevard Charles III, the offices are separated by sound glass partitions, allowing natural light to flow through the spaces.

Optional Parking Space: 270,000 €

FULLY RENTED  
ANNUAL RENT: 325,200 €  
Rental return 3%

### DETAILS

Opportunity Investment Monaco  
ROI 3%

### SPECIFICS

**Ref:** BO10572  
**District:** Fontvieille  
**Total area:** 374 m<sup>2</sup>

PICTURES



FLOOR\_PLAN

