3 rooms in Port

€486,000

Port · 3 rooms · 72 m² in size

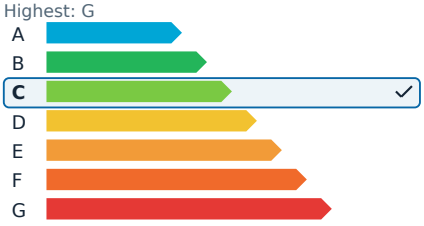


Key details

Surface area	**72 m²**
Rooms	**3**
Floor	**3rd**
Balcony	**Yes**
Annual charges	**€10,000 /yr**

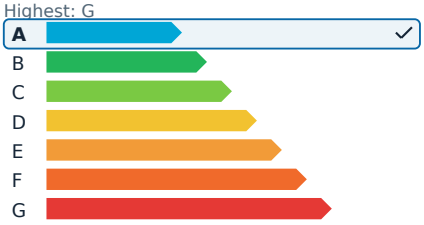
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This unique 72m² double apartment offers a blend of light and tranquility, perched on a high floor with an unobstructed view of Mont Boron and Boulevard Max Barel. The property features a 7.62m² east-facing balcony that extends from a bright 35m² living room, filled with natural light through its many windows. The double glazing ensures a peaceful environment. Each room is equipped with reversible air conditioning, providing comfort throughout the year. The spacious bathroom includes both a shower and a bathtub, making it suitable for either a primary or secondary home. Additionally, the property includes a 17m² closed garage, a rare find in the area.

The apartment's strategic location offers proximity to various amenities including shops at the Port and rue Bonaparte, schools, nurseries, high schools, the tram, and the sea. This makes it an ideal choice for families, professionals, investors, and Monegasque workers. With Airbnb authorization, it presents a great opportunity for rental investment or as a second home.

The estimated annual energy expenditure for standard use is between €810.0 and €1150.0, indexed to the years 2021, 2022, and 2023 (subscriptions included).

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