

10 METRES de Monaco Bureaux ou centre esthétique - Professions libérales

Rental France

10 833 € / month

Product type	Premises	Num rooms	-
Living area	436 m ²	Country	France
Terrace area	40 m ²	Condition	Work required

Offices or beauty centres - Liberal professions

Beausoleil - close to Monaco

In a **luxury building** located in Beausoleil, **just a few steps from the Principality of Monaco**, this new property complex offers a rare opportunity for the establishment of **premium offices, aesthetic centers, medical centers or liberal professions**.

The property develops on **two distinct plateaus**, totalling a surface area of **436.46 m²**, distributed as follows:

- **First level: 230.26 m²**
- **Second level: 206.20 m²**

A **central patio of 24.40 m²** structures the whole and brings **appreciable natural light**, promoting a qualitative and soothing working environment.

The premises are **delivered raw concrete, fluids on hold**, allowing **total freedom of layout** according to the specific needs of the user or investor (partitioning, technical equipment, standards specific to the activity).

Two private parking spaces complete this property, an essential asset in this high-demand area.

? Ideal use :

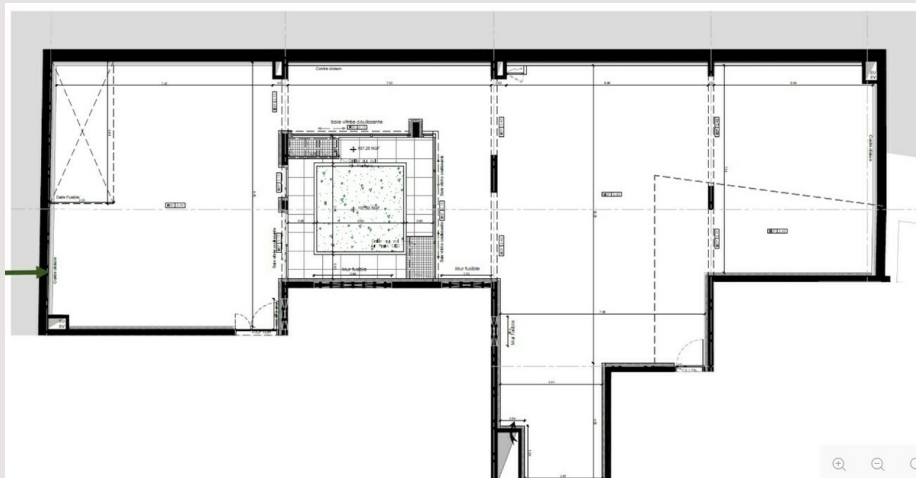
- Liberal professions
- Aesthetics / wellness centre
- Medical or paramedical practice
- Management offices or operational headquarters

? **Strategic location** : Beausoleil, on the immediate edge of the Principality of Monaco, benefiting from an **economic influence**

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R+2



R+3

