



## LOTUS BLEU - LARGE OFFICE ON 2 FLOORS

Professional sale

**Sole agent**

15 000 000 €

Product type  
**Office**

Num rooms  
**6**

Building  
**Lotus Bleu**

District  
**Moneghetti**

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

Floor  
**RDC & SOUS-SOL**

Condition  
**To refresh**

Release date  
**Now**

Ref.  
**VMC-114**

Spacious office space of approximately **580 sqm** located in a building with **private access**, just a short distance from the **Monaco train station** and the city center. This property offers **great potential** and can be adapted to suit the needs of the future owner.

The **ground floor level** can be used for offices or a commercial activity thanks to its visibility and direct street access. The **lower floor**, which does not have proper windows, is more suitable for **storage, archival space**, or a **meeting room**.

The premises are currently in **shell condition** and require **complete renovation** before they can be fully operational.

The **public parking at Monaco train station** is nearby, providing convenient parking solutions.

