



**Rental Monaco - Carré d'Or**  
CARRÉ D'OR - METROPOLE - OFFICES PRIME LOCATION

**Rent on request / month**  
+ service charges : 15.000 €

**5+**  
Rooms

**1 092 sqm**  
Total area

**2**  
Parkings

Offices on an entire floor benefiting from a large area and divided into 2 separate lots. Located in the heart of a prestigious district and home to the majority of the Principality's banking entities.

7 Avenue des Papalins  
« Immeuble Michelangelo »  
98000 Monaco

L1621  
1 / 3

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## Property features

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Product type :	Office	Num rooms :	+5 rooms
Building :	Le Metropole	District :	Carré d'Or
Living area :	1 092 m <sup>2</sup>	Parkings :	2
Service charges :	15 000 €	Condition :	Good condition
View :	Vue ville	Exposure :	Double exposure
Release date :	Now	Ref. :	L1621

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## Descriptions

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In the heart of the prestigious and highly sought-after Carré d'Or, within the luxurious "Métropole" complex, close to renowned hotels, high-end boutiques, the Casino, and numerous banks.

These offices, occupying an entire floor of a building exclusively dedicated to professional use, offer a usable surface area of 1,092 sqm. They are ideally suited to host a bank or the headquarters of major companies.

Perfectly designed to welcome a high-end clientele, the layout allows for a "front office" for clients and a "back office" area for staff. The current configuration includes a large reception hall, a spacious open space, multiple private offices, a vault room, a server room, an archive room, several restrooms and water points for men and women, a kitchen, and storage areas.

The premises benefit from two independent entrances: one directly accessible from Avenue des Spélugues, ideal for receiving clients, and the other from the Métropole's internal common areas, allowing direct access to the offices without going through the main reception.

Currently unified, the space can be divided into two fully independent units if needed. While the offices require some updating, they are easily customizable.

Two underground parking spaces within the residence are included with the property.



Surface teintée = 1122 m<sup>2</sup> (dont 32 m<sup>2</sup> de terrasse/jardinières)

