



## CONDAMINE - 3/4-ROOM PENTHOUSE - FULLY RENOVATED

For sale

7 900 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Le Parador</b>	<i>District</i> <b>Condamine</b>
<i>Living area</i> <b>132 m<sup>2</sup></b>	<i>Terrace area</i> <b>32 m<sup>2</sup></b>
<i>Total area</i> <b>164 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>last floor</b>
<i>Annual costs</i> <b>7 000 €</b>	<i>Condition</i> <b>Renovated</b>
<i>View</i> <b>open view over the city, the Rock, and the iconic Prince's Palace</b>	<i>Exposure</i> <b>south-facing exposure with two large windows opening onto the living room</b>

Elegant renovated penthouse with open views and strong investment appeal, double exposure, 2/3 bedrooms, 2 parking and 1 cellar in the heart of La Condamine

Located inside a residence with concierge service, in the district of La Condamine, a few steps from every

convenience, we present this elegant 3/4-room penthouse, completely renovated in 2025 with quality finishes. The property is covered by a ten-year warranty on plumbing, electrical and air conditioning systems, ensuring long-term peace of mind for buyers.

The apartment, facing south and fully cross-ventilated, enjoys exceptional brightness and extends over a total surface of 164 m<sup>2</sup>. It features an elegant entrance, a spacious living room with open kitchen, and two bedrooms overlooking a pleasant outdoor area. On the upper floor, it is possible to create a third bedroom with walk-in closet or, alternatively, a second living room/study.

The property also offers three fully equipped bathrooms, all with shower and services, one of which is further enhanced by a bathtub.

Located on the last floors of a well-kept building, the penthouse enjoys an unobstructed view of the neighborhood, the Rocher and a glimpse of the sea. The double exposure guarantees natural light throughout the day and pleasant transverse ventilation.

The property includes two large parking spaces, capable of accommodating up to three vehicles, and a comfortable cellar on the first floor.

Considering the current rental levels, the property offers a good profitability, estimated at around 2.1%, thus representing an interesting option also for those who want to include it as an investment within an asset portfolio.

This family-friendly solution combines practicality, modern style and a very advantageous location.









