

2-room apartment — Monte Carlo, Monaco

12 Avenue de Grande-Bretagne, Monte Carlo, Monaco

€6,200

Asking rent / month

€5,900

Estimated rent / month

Central Monaco address with concierge access and walkable seafront amenities

Surface
58 m²

Rooms
2

Floor
5/8

Condition
Refurbished

Year built
2008

Available
2026-06-01

7.2_{/10}

Rent score
= Stable

9.5_{/10}

Area score
+ Up

8.4_{/10}

Living comfort
= Stable

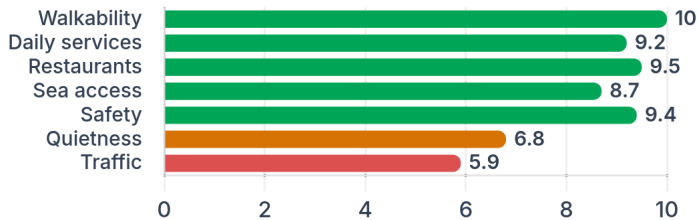
2.9_{/10}

Estimated risk
= Stable

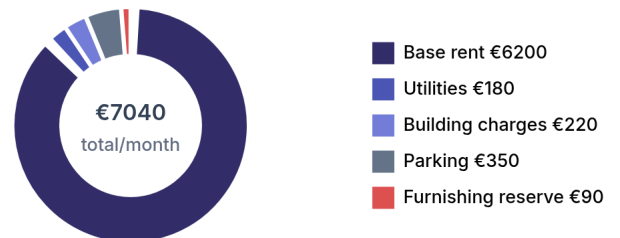
8.4_{/10}

Overall score
+ Up

Neighborhood amenities score



Estimated monthly costs (total)

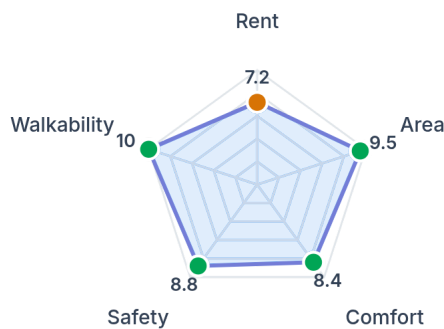


Environmental indicators

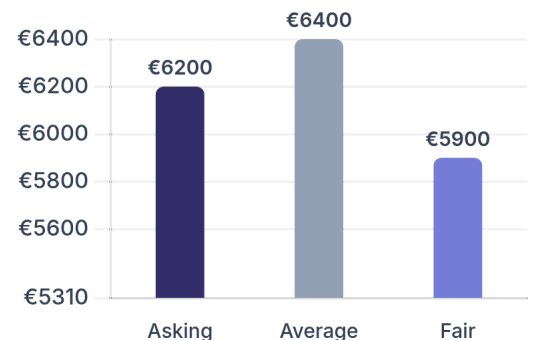
19 AQI — Good

Air quality	Good
Noise	Moderate (49 dB)
Green spaces	34%
Pollution sources	City traffic on main arteries
Walkability	Excellent (96/100)

Property profile



Asking rent vs. market



– Concierge: Daily desk service

C Furnishing: Fully furnished

P Parking: 1 space, 350 EUR/month

– Sea access: Larvotto in 12 min

E Utilities included: Not included

A Air quality: good

8.4_{/10}

Final recommendation

RENT

Premium rent, but broadly fair for a renovated Monte Carlo apartment with strong walkability.

Ideal for

- International professional couple
- Single executive relocating to Monaco
- Tenant prioritizing walkability over interior size

Not recommended

- Family needing more than two bedrooms
- Tenant seeking a quiet suburban setting
- Budget-led renter comparing wider French Riviera options



Verified property report

This report is generated using available public market data and comparative statistical analysis.

At 6,200 EUR/month, this Monaco sample sits in the expected range for a polished Monte Carlo apartment with concierge access and a highly walkable address. The headline rent is not cheap, but the location quality is exactly what tenants in this segment pay for.

How much you pay versus market value

Well-finished 2-room apartments in Monte Carlo usually rent between 5,900 and 6,700 EUR/month, depending on finishing quality, building services, and parking. At 6,200 EUR, this example is close to the middle of that range. It is not underpriced, but it is defensible for the address and presentation.

Asking rent	6,200 EUR/month	Estimated fair rent	5,900 EUR/month
Difference vs. fair rent	5.1 %	Price per sqm	106.9 EUR/sqm/month

Monthly costs you should budget

In Monaco the total housing budget matters more than the headline rent. Building charges, parking, and utilities quickly widen the gap between the advertised figure and the real monthly commitment. For this demo, the full monthly run rate lands slightly above 7,000 EUR.

Cost	Amount	Included in rent
Base rent	€6200/month	Yes
Utilities	€180/month	No
Building charges	€220/month	No
Parking	€350/month	No
Furnishing reserve	€90/month	No
Estimated total	€7,040/month	

Negotiation angle

This is not a bargain listing, but there is still a practical negotiation case around packaging and certainty. In premium markets, owners often move more on parking, building charges, or lease structure than on face rent alone.

Target rent: €6,000/month

- Ask for parking to be included at the current headline rent.
- Request a 24-month lease in exchange for a small monthly reduction.
- Use competing listings without concierge service as benchmark pressure.
- If the owner holds firm on rent, negotiate a cap on annual service-charge increases.

Everyday access and services

Monte Carlo scores exceptionally well for walkability and daily convenience. From this address, essential errands, restaurants, and transport are easy on foot, which partly offsets the premium rental level. The main tradeoff is traffic and general city bustle during peak hours and event weekends.

Public transport	Yes	Frequency	7 min
City center	6 min	Parking	1 spots (€350/month)

Nearest stop: 4 min on foot

- Bus 1 — Monte Carlo loop
- Bus 4 — Larvotto / Fontvieille



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Generated on: 25.05.2026
Analysis validity: 30 days



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