

# LUXURY RESIDENTIAL MARKET INSIGHT

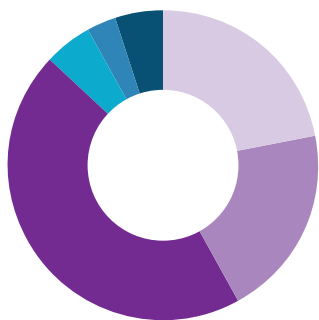
## MONACO

Knight Frank



**“Monaco was not immune from the credit crunch. But as 2010 progressed, a healthier property market emerged.”**

**Where do buyers in Monaco come from?**



UK	22%
Italy	20%
Other Europe/Eurozone	45%
Russia & CIS	5%
Asia	3%
Rest of the World	5%

Source: Knight Frank Residential Research

## Market overview

**The glamorous lifestyle Monaco affords its residents, coupled with its favourable tax regime, place it firmly at the top of the wish list for many of the world's wealthiest people. And current indicators show early signs of a return to health in the market.**

Monaco felt the impact of the credit crunch later than most of its European counterparts and this time-lag is also evident in its recovery. While London benefited from the weak pound making property more attractive to international buyers, the comparatively strong euro has, until recently, restricted demand in Monaco.

But asking prices did not fall significantly in the sovereign city-state. This could be attributed, in part, to the fact that many potential sellers feel less pressure to sell.

There is a particular shortage of very high-quality new-build properties. Indeed, if a high-spec development were to come to the market soon, it would be very well-received.

The Port and Monte Carlo remain the most exclusive prime residential areas, and prices can vary. In the Carré d'Or area, for example, a three-bedroom apartment can range in size from 200 sq m to 400 sq m and the price can vary from €25,000/sq m to €60,000/sq m. But there is also a market for smaller, relatively basic properties here.

Larvotto, which sits at the foot of Avenue Des Spelugues – part of the world-famous Monaco F1 Grand Prix race track – is also highly sought-after.

A duplex penthouse with a private pool on Avenue Princesse Grace was recently sold at €50,000/sq m.

In the west of Monaco, on the border with France's Cap-d'Ail, resides Fontvieille, where reclaimed land has provided much-needed extra space. Fontvieille also offers some other advantages over the more exclusive parts of Monaco – families in particular benefit from having a large park and those looking to get more for their money may be pleasantly surprised. A three-bedroom property with approximately 250 sq m could command around €6.5m in the current market. Luxurious properties facing the port of Cap d'Ail can sell for significantly more.

### No.23 Boulevard de Belgique

Knight Frank and Pieter van Naeltwijck Real Estate Investments have been instructed to sell Monaco's newest residential development. No.23 Boulevard de Belgique is a new Belle Epoque-style building with design influences by Jacques Garcia. Of the 21 apartments, eight have already been sold. Asking prices start at €5.35m.



**Paul Humphreys**  
International Residential  
Department, Knight Frank

## Expert insight

**With its unparalleled situation nestled within the south-eastern corner of France and just 30 minutes from the Italian border, the Principality of Monaco continues to offer its residents a world-class lifestyle.**

The quality of life is perennially attractive: the annual Grand Prix, Monaco Yacht Show and Monte Carlo Masters Tennis are all calendar highlights, where luxury and leisure mix. Combined with its low-tax environment, economic stability and

sophisticated city culture, Monaco firmly retains its international appeal.

The effects of the credit crunch were felt globally, and Monaco was not immune. However, as 2010 progressed, a healthier property market emerged, with the early signs of sales volumes starting to reflect returning confidence. Buyers are once again entering the market, albeit in a considered and well-advised manner, and recent transaction volume has recorded a small increase. Equally, vendors appreciate that correct pricing is a vital component in a successful marketing strategy for 2011/12.



# LUXURY RESIDENTIAL MARKET INSIGHT MONACO

Knight Frank



## PRIME PROPERTIES



NO. 23 BOULEVARD  
DE BELGIQUE

Prices from €5,350,000



MONTE CARLO STAR

Asking price €13,500,000



BOULEVARD DU JARDIN  
EXOTIQUE

Asking price €4,000,000



AVENUE PRINCESSE GRACE

Asking price €29,000,000

[Click here](#) to view all our properties for sale in Monaco or go to [KnightFrank.com/Monaco](http://KnightFrank.com/Monaco)

## CONTACTS



**Liam Bailey**

Head of Residential Research  
T +44 (0)20 7861 5133  
[liam.bailey@knightfrank.com](mailto:liam.bailey@knightfrank.com)



**Paul Humphreys**

T +44 (0)20 7861 1727  
[paul.humphreys@knightfrank.com](mailto:paul.humphreys@knightfrank.com)

### Recent market-leading publications



[French View  
2010](#)



[The Wealth Report  
2010](#)



[The French Alps  
Market Insight](#)

Knight Frank Residential Research provides strategic advice, consultancy services and forecasting to a wide range of clients worldwide including developers, investors, funding organisations, corporate institutions and the public sector. All our clients recognise the need for expert independent advice customised to their specific needs.

Knight Frank Research Reports are available at [KnightFrank.com/Research](http://KnightFrank.com/Research)

© Knight Frank LLP 2011

This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank to the form and content within which it appears.

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. This is a corporate body that has "members" not "partners". Our registered office is at 55 Baker Street London, W1U 8AN where a list of members may be inspected. Any representative of Knight Frank LLP described as "partner" is either a member or an employee of Knight Frank LLP and is not a partner in a partnership. The term "partner" is used because it is an accepted way of referring to senior professionals.