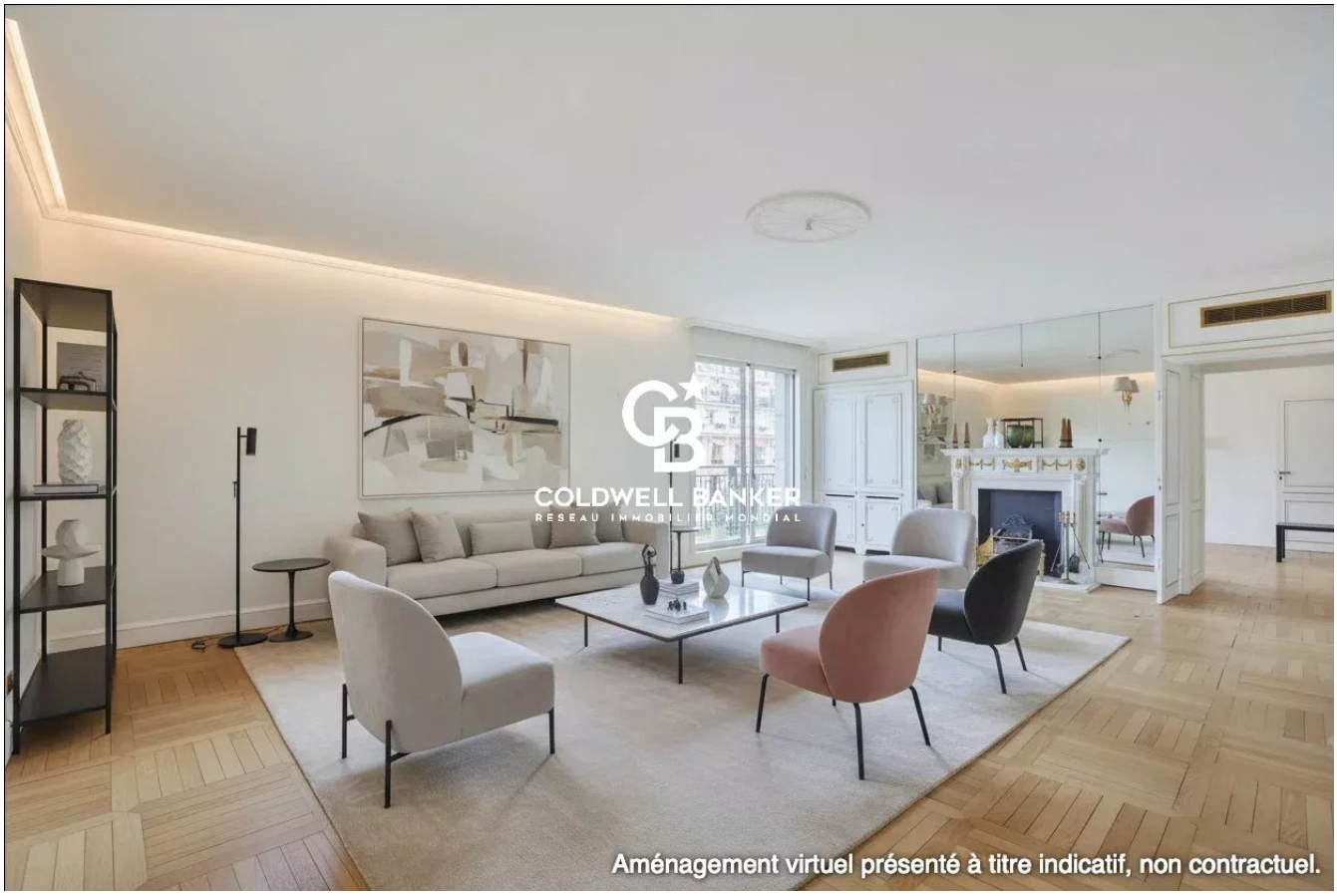
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 193 m²



SALE PRICE : 8 900 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

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prestige@coldwellbanker.fr

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DESCRIPTION

Golden Triangle - Avenue Montaigne
In one of the most prestigious and secure residences on the avenue, Coldwell Banker Paris presents an exceptional apartment located on a high floor.

This rare property features: an entrance, a stunning sunlit reception area extended by a wraparound balcony offering breathtaking views of the avenue, a dining room, a fully equipped independent kitchen, and four bedrooms, each with its own en-suite bathroom.

Ideally situated close to renowned luxury boutiques, five-star hotels, and fine dining restaurants, this apartment is a perfect pied-à-terre to fully enjoy the Parisian lifestyle.

Apartment is fully air-conditioned.

A rare opportunity: the possibility of creating a duplex.

Selling price: €8,900,000 (fees payable by the vendor)
Number of main lots in condominium : 358 lots
Annual service charges : €27,900
Energy class : D
Annual energy costs: between €2,040 and €2,810

"Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr "

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FEATURES

Property type:	Apartment	Area:	193.6 m²	Elevator:	Oui
Number of units:	358	Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 193

Greenhouse gas emissions (GHG) index: D 42

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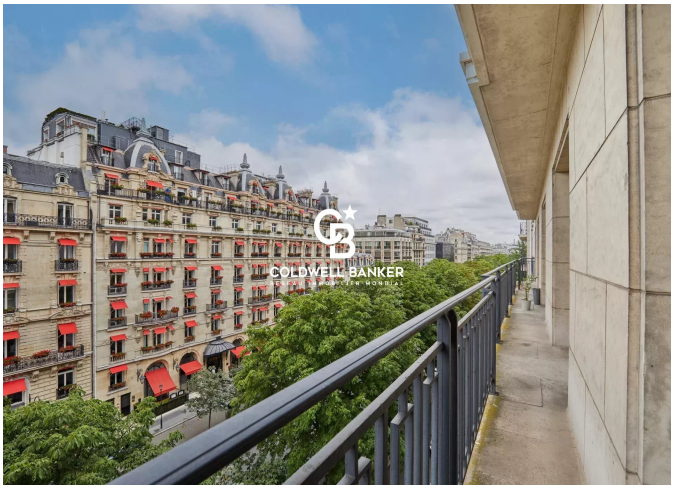





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