COLDWELL BANKER
EUROPA REALTY

Apartment Paris 83 m²



SALE PRICE : 895 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

EXCLUSIVITY

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Ideally located in the heart of a prestigious and highly sought-after district of the capital, this exceptional apartment enjoys a prime address. Just a short walk from the iconic Eiffel Tower, the Trocadéro esplanade, metro stations, and top-tier gourmet food shops, you will enjoy a privileged lifestyle every day. This unique property perfectly combines the vibrancy of Parisian life with absolute tranquility and privacy.
Come and discover this exceptional 83 sqm property (Carrez law), a rare find on today's real estate market. Situated on the 5th floor of a 6-story, impeccably maintained, and secure high-end building with an elevator, this rare apartment will instantly captivate you with its abundant natural light, well-balanced proportions, and highly pleasant outdoor spaces.
The apartment features a seamless, architect-designed layout with no wasted space. The welcoming entrance leads to a spacious living room bathed in natural light thanks to its ideal South-West orientation. It includes an adjoining separate kitchen, offering the option to easily open the space into the living room without major structural work, creating a magnificent, large contemporary-style reception room.
The perfectly quiet and private sleeping area offers two comfortable bedrooms with built-in storage, a functional shower room, and a separate toilet.
The standout feature of this property lies in its outdoor spaces. Be charmed by a superb terrace and a long balcony totaling over 27 sqm of private open-air space. These unique outdoor areas offer breathtaking panoramic views of the Seine River—the perfect setting for summer entertaining, outdoor dining, or relaxing moments at sunset.
For ultimate everyday comfort, this high-end property includes a dry basement cellar. A premium location, stunning views of the Seine, and incredible potential make this a rare opportunity. A must-see!
Energy rating: Class C.
Risk information: For more information on the risks to which this property is exposed, visit the Géorisques website: www.georisques.gouv.fr.
Contact: Coldwell Banker Alcapa Invest - SIREN 793 427 386.

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FEATURES

Property type:	Apartment	Area:	83.0 m²	Number of units:	20
Property tax:	€2.00	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 132

Greenhouse gas emissions (GHG) index: A 5

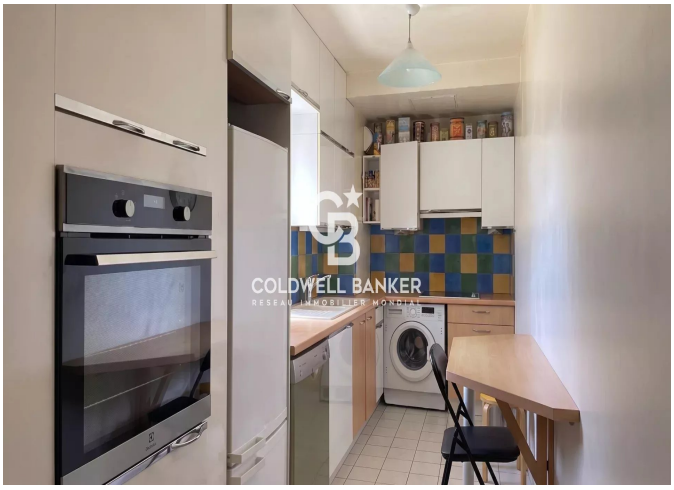
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