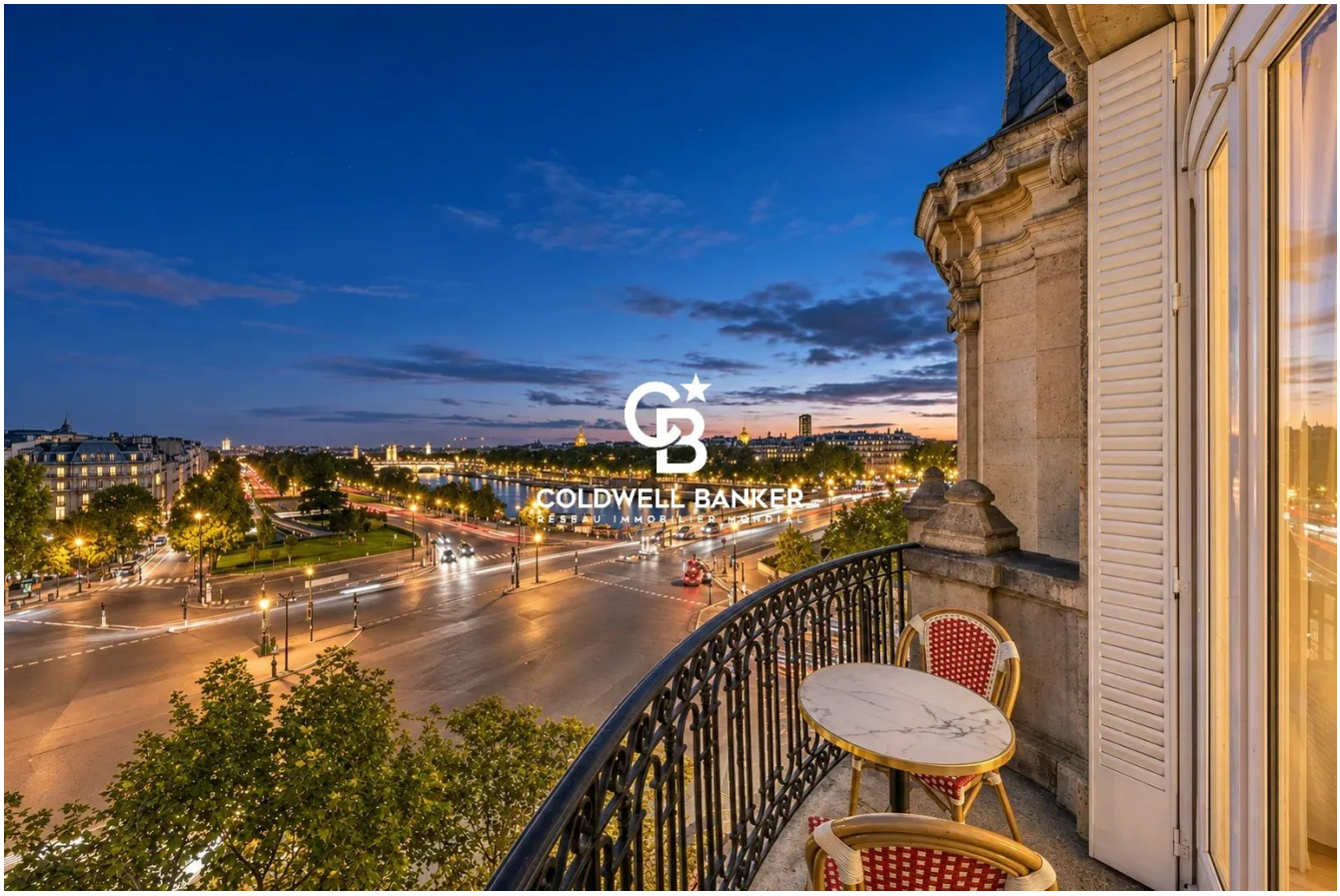
COLDWELL BANKER
EUROPA REALTY

Apartment Paris 142 m²



SALE PRICE : 5 550 000 €

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France, 75008, Paris

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prestige@coldwellbanker.fr

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DESCRIPTION

Located at Place de l'Alma, at the prestigious intersection of Avenue Montaigne and Avenue George V, in the heart of the highly sought-after Golden Triangle, this exceptional apartment occupies an upper floor of a distinguished 1900 building, featuring a lift, superb communal areas and a concierge service.

Sold fully furnished, the property seamlessly combines timeless elegance with contemporary comfort. Noble materials, bespoke fittings and state-of-the-art amenities, including home automation, air conditioning and an alarm system, create an exceptionally refined living environment. Impressive ceiling heights of over three metres and several balconies further enhance the property's distinctive character. A continuous balcony offers spectacular panoramic views over the Seine and Paris's iconic landmarks, with privileged vistas of Les Invalides and the Pont Alexandre III.

The apartment features a bright and elegant living room, a high-end, fully equipped eat-in kitchen, a refined principal suite with its own en-suite shower room, two additional bedrooms and a spacious bathroom.

A cellar completes this rare property. A separate one-bedroom apartment, accessible via the service staircase, is also available for purchase at an additional cost, offering an attractive opportunity to further enhance this exceptional offering.

Asking price: €5,550,000 (agency fees payable by the seller)
Number of main units in the condominium: 29
Annual service charges: €13,600
Energy efficiency rating: D
Estimated annual energy costs: between €2,560 and €3,520
"Information regarding 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:	142.03 m²	Elevator:	Oui
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 217

Greenhouse gas emissions (GHG) index: C 29

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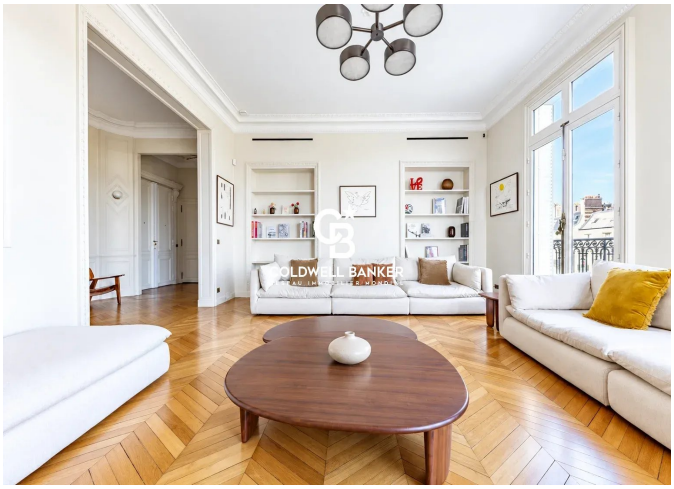







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