COLDWELL BANKER
EUROPA REALTY

Apartment Paris 79 m²



SALE PRICE : 1 820 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

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

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DESCRIPTION

In the heart of the highly sought-after 16th arrondissement, just steps from Place des États-Unis and Avenue Kléber, discover this elegant, sunlit duplex located on the 5th and 6th floors. Entirely redesigned, optimized, and newly renovated by an architectural firm, this apartment is sold fully furnished and equipped. A true "plug & play" property: simply drop your bags. The Property: Custom-Made Elegance Every space has been designed to combine contemporary aesthetics and functionality, featuring premium materials and haute-couture finishes.Main Level (5th Floor / R+5): A welcoming entrance leads to a magnificent reception area of nearly 25 sqm, including a cozy living room and a dining area. The perfectly integrated 5.5 sqm kitchen boasts high-end appliances. This level also features a bright 9.7 sqm first bedroom suite with its adjoining bathroom and an independent toilet. Upper Level (6th Floor / R+6): Accessible via a beautifully designed interior staircase, the top floor under the eaves offers an intimate atmosphere. It reveals a 6.1 sqm hallway leading to a vast 12.7 sqm master suite bathed in light from skylights, accompanied by a large 7 sqm bathroom with a walk-in shower and numerous custom-built storage spaces. The Neighborhood: The Excellence of the 16th Arrondissement Living on rue de l'Amiral Hamelin means enjoying the quintessence of Parisian chic with everyday convenience:Transport: Hyper-connected, the apartment is in immediate proximity to the Boissière (Line 6) and Iéna (Line 9) metro stations, with quick access to Place de l'Étoile (Charles de Gaulle - Étoile: RER A, Lines 1, 2, 6).Schools: A strategic location for families, in the heart of an excellent school district (Janson de Sailly middle and high schools nearby), and close to renowned private institutions (Lübeck) as well as international schools.Shops & Neighborhood Life: Just a few minutes' walk from the gourmet food shops of Avenue Victor Hugo, the elegant boutiques of Avenue Kléber, the famous markets of Place d'Iéna, and the finest restaurants in the Golden Triangle.The Price: A No-Compromise Luxury Investment For this type of exceptional property in the Iéna / Kléber / Trocadéro triangle, a "turnkey" service is a rare luxury that justifies a premium valuation. In this highly sought-after micro-market, an apartment newly renovated by an architect, sold with all its custom-made furniture and cutting-edge decor, gn. It is the assurance of a serene acquisition, ideal for a luxurious Parisian pied-à-terre, a secure asset investment, or an immediately operational primary residence.Contact us today to schedule a private viewing of this Parisian gem

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FEATURES

Property type:	Apartment	Area:	79.63 m²	Elevator:	Oui
Number of units:	56	Property tax:	€1.00	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): E 322

Greenhouse gas emissions (GHG) index: C 13

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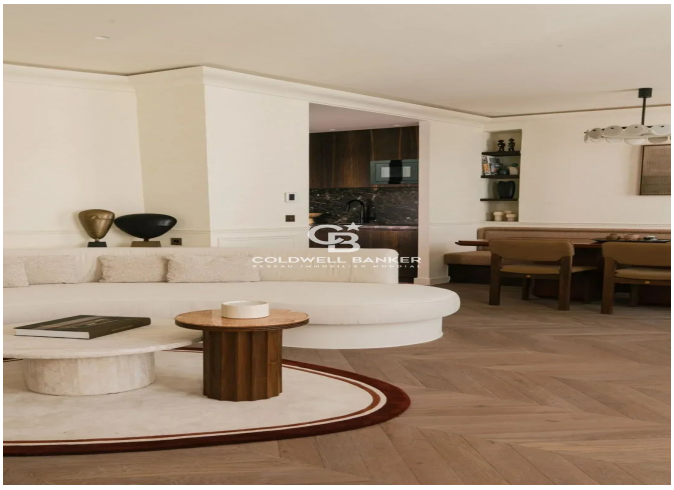



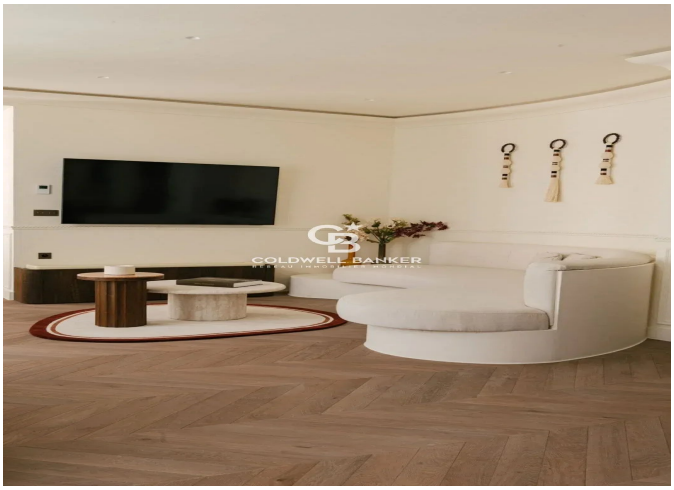



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