

Appartement Paris 83 m²



SALE PRICE : 1 050 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

EXCLUSIVITY

DESCRIPTION

Ideally nestled in the heart of a prestigious and highly sought-after district of the capital, this exceptional apartment offers a highly coveted, luxury address. Only a few steps away from the iconic Eiffel Tower, the Esplanade du Trocadéro, metro stations, and top-tier local shops, you will enjoy a privileged and rare living environment on a daily basis. This unique property perfectly combines all the dynamism of Parisian life with absolute tranquility, completely shielded from public view.

Come and discover this exceptional property spanning 83 sqm (Carrez law), a true rare gem on today's real estate market. Positioned on the 5th floor out of 6 of a perfectly maintained and secure luxury co-ownership with an elevator, this extremely rare apartment will instantly charm you with its constant beautiful brightness, well-balanced volumes, and highly pleasant outdoor areas.

The apartment benefits from a fluid, optimized layout with absolutely no wasted space. Right from the entrance, the welcome is warm and leads to a vast living room bathed in natural light thanks to its ideal South-West orientation. It features an adjoining independent kitchen, offering the possibility to easily open up the space toward the living room without engaging in major structural work, thus creating a superb and large reception room in a contemporary style.

The night area, perfectly isolated and in absolute quietness, reveals two beautiful, comfortable bedrooms with storage space, a functional shower room, as well as separate toilets.

The true asset of this property undeniably lies in its outdoor spaces. Let yourself be charmed by a superb terrace and a large continuous balcony totaling over 27 sqm of private open-air space. These unique breathing spaces offer a panoramic and breathtaking view of the Seine River. It is the perfect setting for your summer receptions, your outdoor dinners, or your privileged moments of relaxation at sunset.

To guarantee absolute comfort on a daily basis, this high-end property is completed by a dry cellar in the basement and a private, secure parking space—a truly invaluable luxury in this highly prized sector. A premium location, a beautiful view of the Seine, and an incredible layout potential for this rare property. To be visited without delay!

Energy Consumption: Class C.

Risk Information: For more information on the risks to which this property is exposed, please visit the Géorisques website: www.georisques.gouv.fr.

Contact: Coldwell Banker Alcapa Invest - SIREN 793 427 386.

Broker: Yannik Mortier - Commercial Real Estate Agent - EI - RSAC N°484 474 93.

FEATURES

Property type:	Appartement	Area:	83.0 m ²	Property tax:	€2.00
Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 132

Greenhouse gas emissions (GHG) index: A 5



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