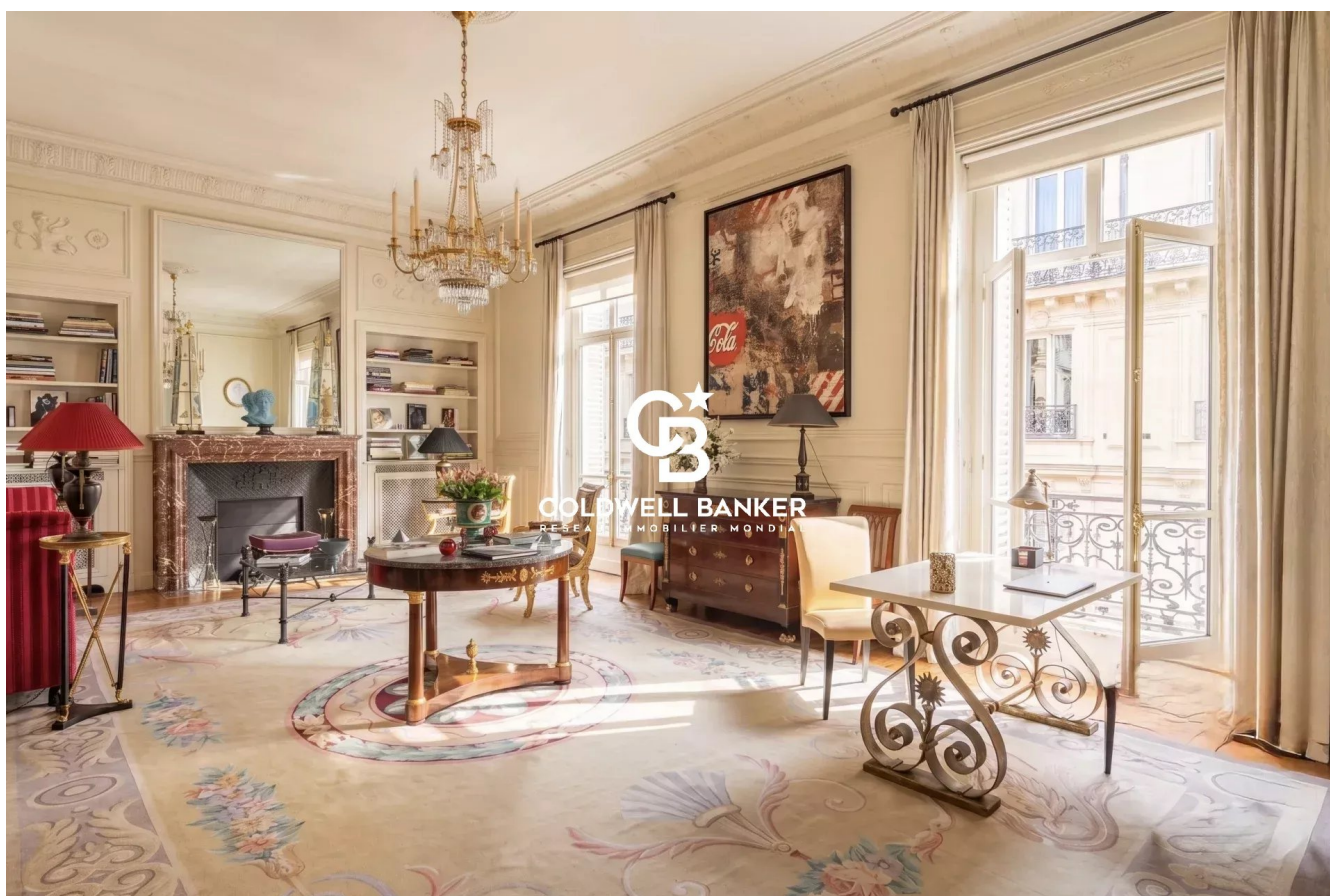


Appartement Paris 100 m²



SALE PRICE : 2 980 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

DESCRIPTION

Triangle d'Or – Rare apartment for sale

Ideally located just steps from Avenue Montaigne and the world's most prestigious luxury boutiques, it represents the perfect address during Fashion Weeks and major Parisian events.

Located in a grand standing building combining elegance and absolute tranquility, this meticulously decorated apartment offers the ambiance of a 5-star hotel suite.

A magnificent reception room of over 40 sqm is enhanced by nearly 4-meter high ceilings, a majestic fireplace and impressive volumes, creating a spectacular yet intimate living space.

The bedroom, seamlessly integrated into the living area, features its own bespoke dressing room.

The refined marble bathroom, clad in rare stone, is equipped with both a bathtub and a walk-in shower.

A beautiful separate kitchen, modern and perfectly appointed, completes this exceptional residence.

This apartment is sold fully furnished, with carefully selected pieces that enhance its Parisian sophistication.

A truly rare opportunity in the Golden Triangle for international luxury buyers seeking elegance, location and discretion.

Sale price: €2,980,000 (agency fees payable by the seller)

Number of main lots in the condominium: 8

Annual charges: €4,376

Energy rating: D

Estimated annual energy costs: between €1,980 and €2,720

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

FEATURES

Property type:	Appartement	Area:	100.45 m ²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	3 rooms	Number of bedrooms:	1 bedroom

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

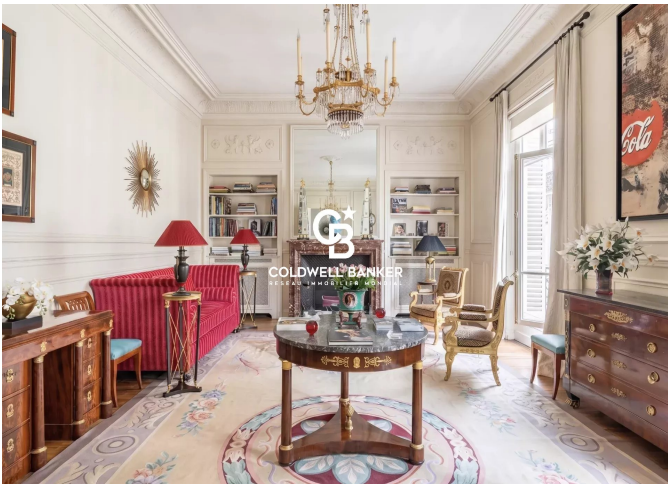
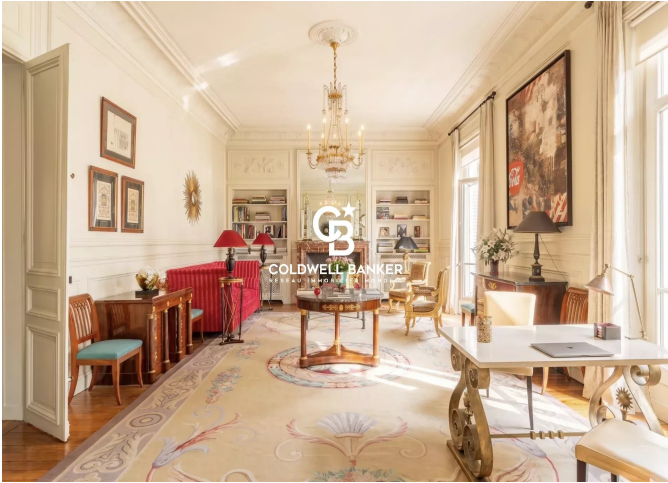
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 221

Greenhouse gas emissions (GHG) index: D 48



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