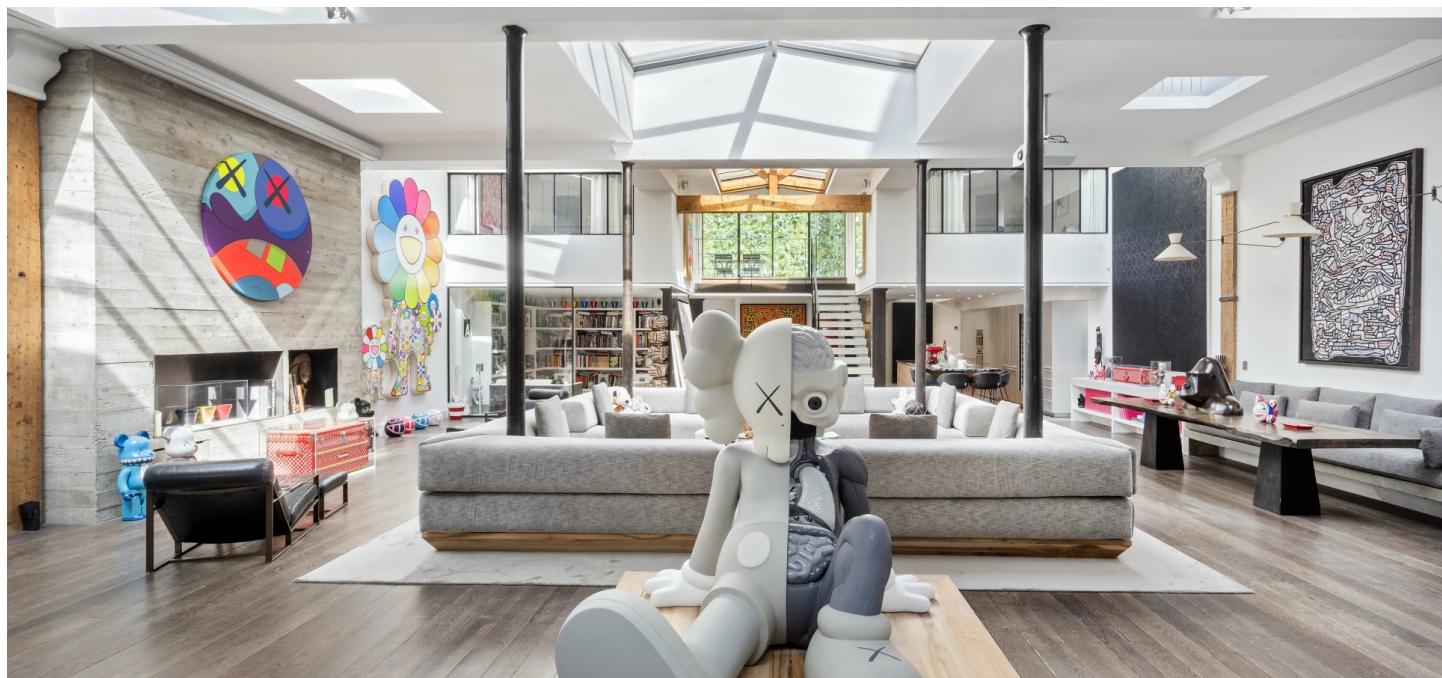




Apartment Three-bedroom (4+1)

€ 18 000 000 | CZK 438 120 000

467 m², Paris, Île-de-France



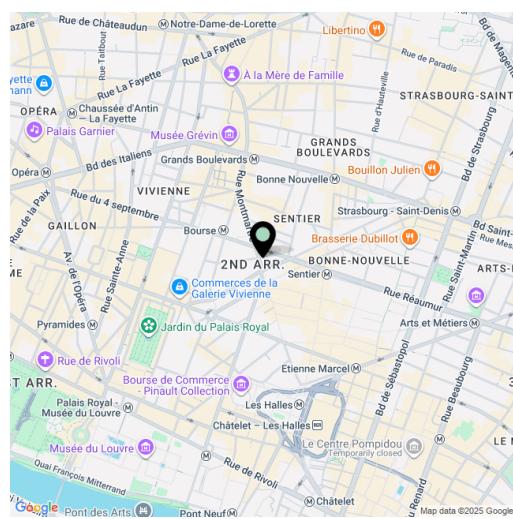


Apartment Three-bedroom (4+1)

€ 18 000 000 | CZK 438 120 000

467 m², Paris, Île-de-France

Total area	542 m ²
Floor area*	467 m ²
Terrace	75 m ²
Parking	-
Cellar	-
PENB	C
Reference number	111305



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This exceptional 460 m² apartment is located on the first floor of an elegant 17th-century private mansion in Paris's 2nd arrondissement, just a few steps from the historic Place des Victoires.

The apartment boasts a magnificent and well-designed layout that combines grand reception rooms with cozy private quarters. The entrance lobby flows seamlessly into a spacious living room with an open kitchen, while the centerpiece of the entire residence is an **impressive reception salon**. The master bedroom features its own bathroom and **walk-in closet**, and the additional bedrooms provide comfortable accommodation for guests or family. The apartment also includes a **library**, laundry room, utility facilities, several bathrooms, and separate toilets. The living space is surrounded by a **green inner courtyard** and **two terraces** measuring 30 and 45 m².

The first part, measuring 125 m² and typical of the building's period, features 4.5-meter-high ceilings, **Versailles-pattern parquet flooring**, and **beautiful painted ceilings** that are protected as historical heritage. The remaining 335 m² of living space has a distinctly contemporary character, with ceilings 5.3 meters high and a **partially glazed roof**. The equipment includes **air conditioning**, a **fireplace**, security system, access code, double glazing, and electric awnings.

The Île-de-France region offers a unique blend of historical charm, cultural richness, and modern infrastructure. The apartment is located just a few steps from the **famous Place des Victoires**, one of Paris's most important royal squares and a symbol of elegance and prestige. Thanks to excellent transport accessibility, extensive amenities, and numerous green spaces, this area ranks among the most sought-after addresses for both living and investment.

Floor area: 467 m², terraces 45 + 30 m².