



Apartment Three-bedroom (4+1)

225 m², Paris, Île-de-France

€ 8 500 000 | CZK 206 890 000





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Total area	384 m²
Floor area*	225 m²
Terrace	159 m²
Parking	Two parking spaces available at extra cost.
Cellar	-
PENB	G
Reference number	111308

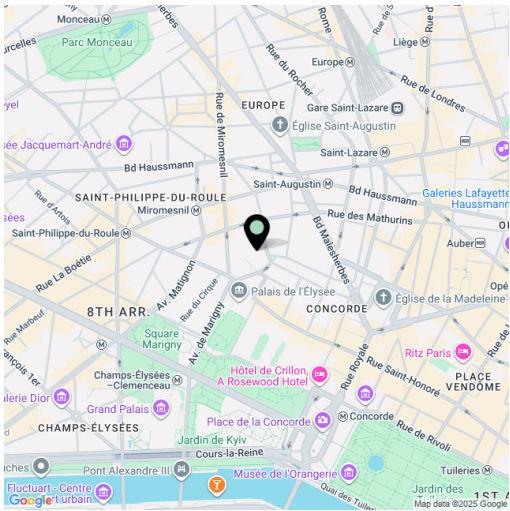
In the top floors of a remarkable Art Deco building from the 1930s, designed by the renowned architect Charles Lemaresquier, lies this unique penthouse with a living area of more than 220 m². The striking building stands directly on Place François 1er, in the very heart of Paris's Golden Triangle—an iconic district filled with luxury and elegance.

The apartment, spread across the 7th and 8th floors of the building, offers a spacious glass-walled, studio-style living room with a ceiling height of 5.7 meters, opening onto a 27 m² terrace. There is also a large dining room, a kitchen, and three bedrooms with full bathrooms or showers. The upper floor, which features an 84 m² terrace, includes a lounge, a study, and a fitness room with a shower. Another terrace of 45 m² provides panoramic views of Paris.

The entire apartment is fully air-conditioned, and its amenities include a fireplace, double-glazed windows with electric shutters, secure entrance doors, a videophone, an alarm system, and keypad access. The building has an elevator, concierge service, and—at an additional cost—two parking spaces. The garage is equipped with an electric vehicle charging station.

Place François 1er is a prestigious Parisian square just steps away from the Champs-Élysées. It is characterized by elegant architecture and proximity to luxury boutiques and renowned restaurants, making it an ideal address for discerning clients.

Floor area: 225 m²; terraces 87 + 45 + 27 m².



* 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.