



Apartment Four-bedroom (5+1)

€ 6 000 000 | CZK 146 040 000

160 m², Paris, Île-de-France





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| | |
|------------------|-----------------------|
| Total area | 223 m² |
| Floor area* | 160 m² |
| Balcony | 10 m² |
| Terrace | 53 m² |
| Parking | Double parking space. |
| Cellar | Yes |
| PENB | D |
| Reference number | 111437 |

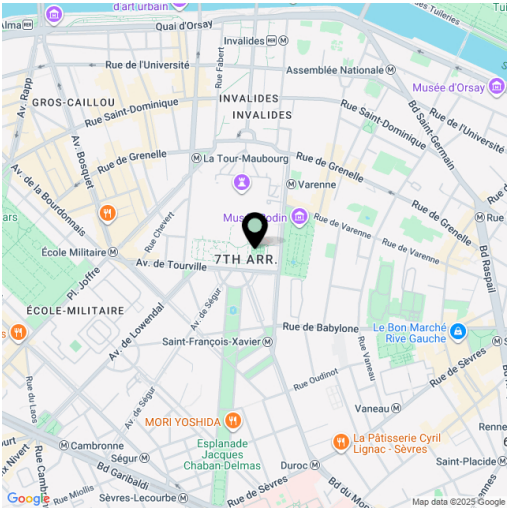
A unique offer for an air-conditioned duplex apartment with terraces, a balcony, and breathtaking views. This spacious apartment is located on the top floors of an elegant 1920s building on the edge of Paris's most prestigious district, home to the Eiffel Tower.

The apartment, spread over two levels, offers a spacious living room, a dining room with a **fireplace**, a kitchen suitable for both indoor and outdoor dining, and an entrance hall. The master bedroom, like the other three bedrooms, has its own bathroom with a WC, ensuring maximum comfort for family and guests. There is also a separate toilet and a utility room. The living space is complemented by **two terraces** and a **balcony**, providing pleasant outdoor areas and **panoramic views** of the **Eiffel Tower** and other **famous landmarks**.

The interior, facing two directions, is **bathed in sunlight**, and the temperature can be controlled with **air conditioning**. The sliding windows are double-glazed and equipped with **electric awnings**. The terrace features a **hot tub**. The property is in excellent condition and includes a **cellar** and a **double covered parking space**, with the option to acquire a **maid's room** for an additional cost. The building is equipped with an **elevator** and secure code entry.

The **prestigious building** is located on the border of the 7th and 15th arrondissements of Paris. The area is valued for its residential atmosphere, proximity to the Eiffel Tower and the **large Champ-de-Mars park**, as well as excellent local amenities. The neighborhood features elegant cafés, shops, schools, and cultural institutions.

Floor area: 160.18 m²; balcony: 10.13 m²; terraces: 42.13 and 10.74 m²; cellar: 12.8 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.