



## Apartment Four-bedroom (5+1)

160 m<sup>2</sup>, Paris, Île-de-France

€ 6 000 000 | CZK 146 040 000



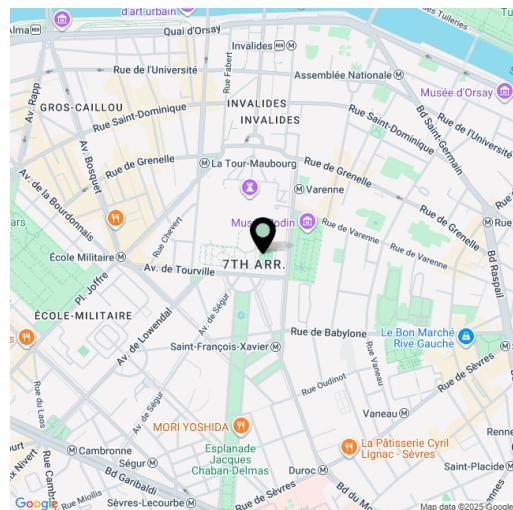


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Total area	223 m <sup>2</sup>
Floor area*	160 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	Double parking space.
Cellar	Yes
PENB	D
Reference number	111437



\* 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.

**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 m<sup>2</sup>; balcony: 10.13 m<sup>2</sup>; terraces: 42.13 and 10.74 m<sup>2</sup>; cellar: 12.8 m<sup>2</sup>.