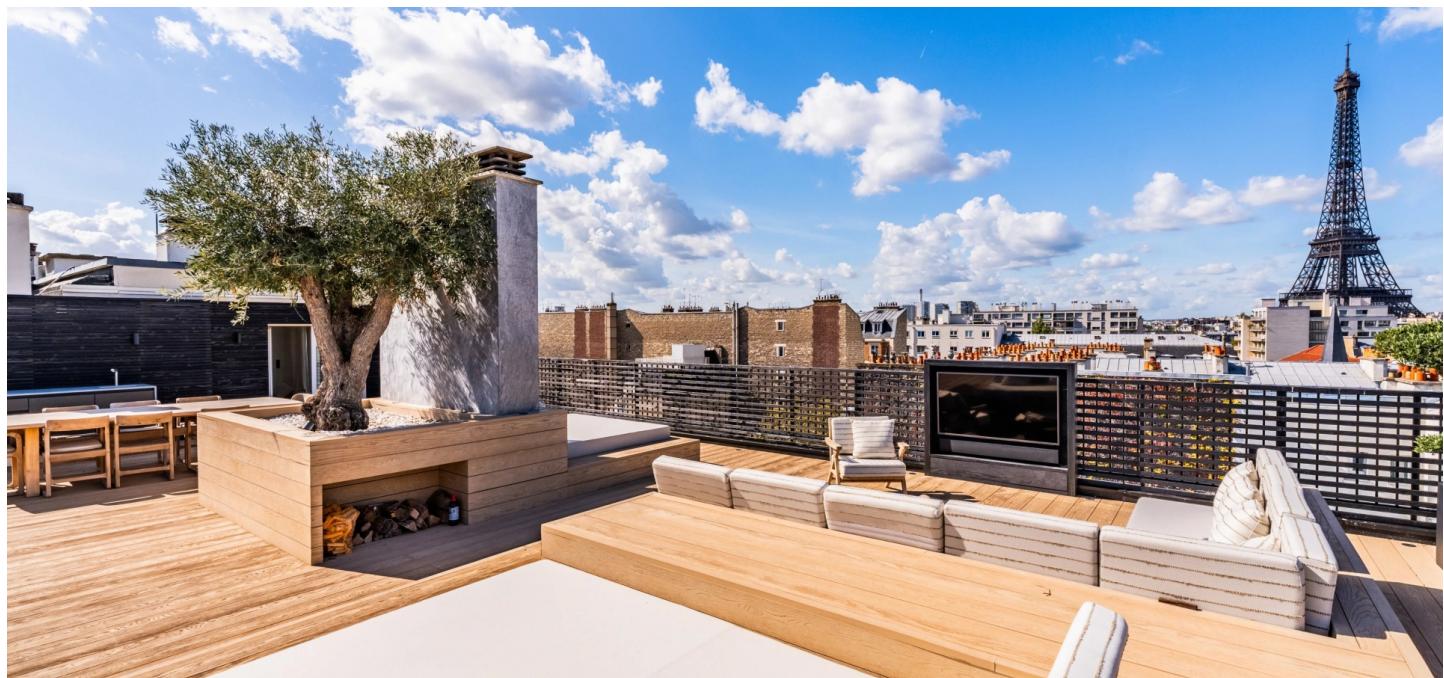




## Apartment Two-bedroom (3+kk)

€ 5 210 000 | CZK 126 811 400

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



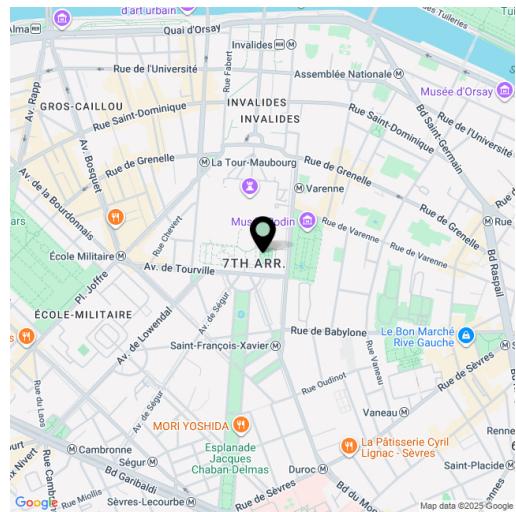


## Apartment Two-bedroom (3+kk)

€ 5 210 000 | CZK 126 811 400

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

Total area	268 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Terrace	153 m <sup>2</sup>
Parking	One parking space.
Cellar	Yes
PENB	C
Reference number	111441



\* 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 duplex apartment on the top floors of a mid-20th-century building boasts an exceptional 137 m<sup>2</sup> terrace with panoramic views over the city and an unobstructed, direct view of the Eiffel Tower and Les Invalides.**

The apartment, located on the 7th and 8th floors, includes a living room, a separate kitchen, two bedrooms, and a bathroom with a shower. The representative living room on the upper floor opens onto **two terraces** measuring 137 m<sup>2</sup> and 16 m<sup>2</sup>. There is also the possibility to create a third bedroom.

The apartment is **air-conditioned** and features sliding double-glazed windows with electric shutters, an alarm system, and secure entrance doors. The property includes a **parking space** and a **cellar**. The building has an **elevator**, concierge service, and a bicycle rental service is available.

The location is highly convenient in Paris's 7th arrondissement, close to the prestigious streets of **rue Saint-Dominique** and **rue Cler**. The **Eiffel Tower**, **Les Invalides**, and **Champs de Mars** park are just a few minutes' walk away.

Floor area: 115 m<sup>2</sup>; terraces: 137 m<sup>2</sup> and 16 m<sup>2</sup>.