



## Apartment Two-bedroom (3+kk)

115 m², Paris, Île-de-France

€ 5 210 000 | CZK 126 811 400







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Total area	268 m²
Floor area*	115 m²
Terrace	153 m²
Parking	One parking space.
Cellar	Yes
PENB	C
Reference number	111441

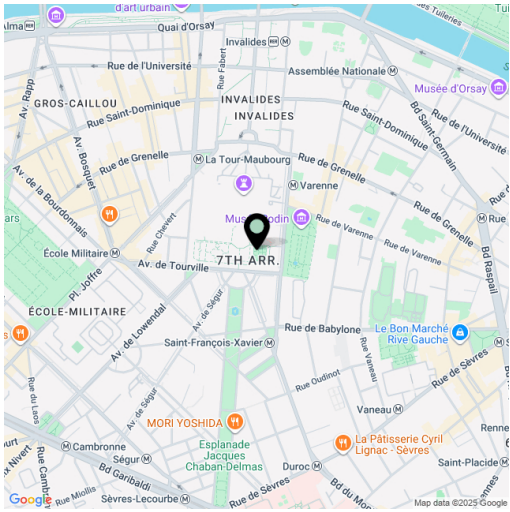
A duplex apartment on the top floors of a mid-20th-century building boasts an exceptional 137 m² terrace with panoramic views over the city and an unobstructed, direct view of the Eiffel Tower and Les Invalides.

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 m² and 16 m². 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 m²; terraces: 137 m² and 16 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.