REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

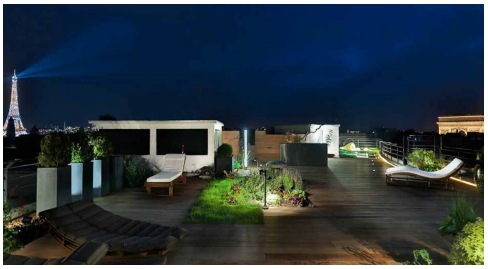
eRGT39827
View this offer online

Paris

CARACTERISTICS

- **AREA**: Paris
- **Usable surface**: 620 sqm
- **Garden Surface**: 320 sqm
- **No. of Rooms**: 8
- **Parking places**: 1
- **Floor**: 7+8+9
- **Maximum height**: P+9
- **Balconies** : 3









Layout

Functional and adaptable layout, perfect for entertaining and family life. Luxuriously renovated by a renowned architect in a sleek contemporary style.

9th Floor: Beautifully landscaped garden on the 260 Sqm roof top. Breathtaking panoramic view of all the famous parisian monuments... Furnished with lounge, dining space, kitchen, bar & shower. Includes lawn, plants, kitchen garden, lighting, wifi and sound system.

8th Floor: 56 Sqm Living room with large bay windows opening on a planted balcony, high ceiling, oak wood parquet and special lighting effects.

8th Floor: Private 55 Sqm master bedroom with a balcony, tv lounge, separate bathroom, dressing & fitness room, restroom.

7th Floor: 22 Sqm Suite on a quiet

courtyard flooded with natural light.

Dressing, desk and marble shower.

The Corridor gallery on the 7th Floor distributes:

The 2 suites, the bedroom, bathroom, a kitchen corner, a laundry and a restroom.

FINISHES/EQUIPMENT

- **Furniture**: Furnished, With Utilities

DESCRIPTION

Duplex Penthouse with Roofgarden in Paris on Champs Elysees
Stunningly quiet, just a few steps from Arch de Triumph.
Exclusive haven, hidden on the two top floors of a luxury 1930 landmark building.
24/7 doorman and security.
Relax and immerse in the Paris architecture and monuments from your roof garden.
Description & Amenities:
Indoor: 8 large rooms with a total surface area of 302 Sqm.
Outdoor: a terrace, a balcony and a roofgarden totaling 320 Sqm.
Private master bedroom, 2 suites and 1 bedroom (2 possible)
3 full bathrooms, 1 shower room, 1 hammam, 4 restrooms.
Includes Domotic, full air-conditioning and soundsystem.
Large semi professional kitchen
The apartment has a performant alarm system and a videophone.
An Ipad room Domotic to easily manage the lighting
and heating, the blinds and the sound system. Electrical blinds for all the bay windows, setup for tv in each room, internet access with wifi or Ethernet connection everywhere including the terraces. Independent electric boards on each floor.
Individual electric heating, common building hot water, air-conditioning through the building iced water system (climespace).
2 Cellars in the basement of the building.
1 Parking concession until 2069 nearby.

8,990,000 EUR	139.34 BITCOIN	4,976.91 ETHEREUM

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep