

## Trocadéro, 2-beds , stunning renovation, 87m2 loft style apartment in tastefully repurposed building with lift



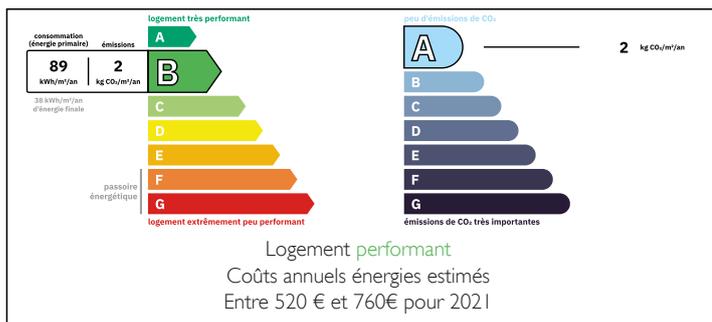
## INFORMATION

Town:	Paris
Department:	Paris
Bed:	2
Bath:	2
Floor:	87 m2
Plot Size:	0 m2

## IN BRIEF

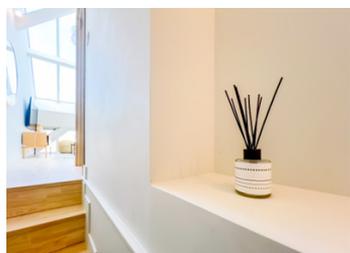
Paris 75016 - Between Champs-Élysées and the Eiffel Tower - 87,40m2 - Exceptional top floor 2 bed fully renovated apartment in a stunning new renovation of a 1901 building originally conceived as artists' studios. This duplex loft style apartment, nestled behind a superb timber-framed facade with glazed rooves bathing the generous spaces below in light, offers a unique environment oozing Parisian chic at the heart of the Trocadéro district. The residence astutely blends the building's original artistic vocation with the über-modern, high-quality, environmentally friendly living sought by discerning 21st century buyers. The 5th floor sleeping area includes an entrance hall, 2 bedrooms, 2 bathrooms, WC and laundry. The 6th and top floor features a living room with a new contemporary, fully equipped open-plan kitchen and WC. Huge windows in the main rooms give an unobstructed view of the...

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Located between Place Victor Hugo and Place de Mexico, a sensation of space and openness flows from the building due to its floor-to-ceiling glazed façade, generously illuminating the living space and its sleek interiors. A prestigious eco-designed 5th and 6th Floors (Top floors) Duplex 2 bedrooms + Alcove apartment, constructed with a range of zero-waste, sustainable materials, space-saving know-how and ready to move in by January 2024. Be the first to own and live in this well-proportioned apartment requiring absolutely no work, no costly energy-saving improvements, designed without wasting space at the heart of contemporary residence with a beautifully preserved history. Particular attention has been paid to the aesthetic sensibilities of the building's architectural heritage, enhanced by the use of character materials such as wood and marble and to its acoustic comfort and reduced energy consumption due to an optimum thermal performance. A property that offers all the essentials of modern living, with a bright, airy interior that enhances our daily lives.

Floor space: 87.40 m<sup>2</sup> total surface area

Room details: Upper duplex - Living room/kitchen 32.90 m<sup>2</sup>; WC 1.50 m<sup>2</sup>.

Lower duplex - Entrance hall 9.60 m<sup>2</sup>; Bedroom 19.20 m<sup>2</sup>; Bedroom 11.70 m<sup>2</sup>; Shower room 4.40 m<sup>2</sup>; Shower room 2.60 m<sup>2</sup>; WC 1.70 m<sup>2</sup>; Laundry room 0.90 m<sup>2</sup>; Hallway 2.90 m<sup>2</sup>.

The residence comprises 9 exceptional homes spread over three double levels. Large two or three-room artist's studio duplex apartments offering generous volumes. On the top floor, the glass roof combines striking views of the sky and...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES