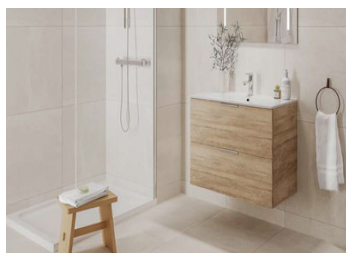
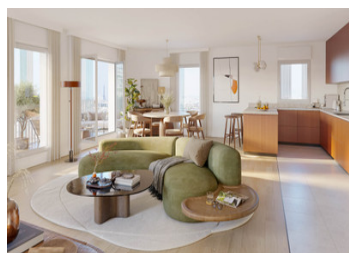
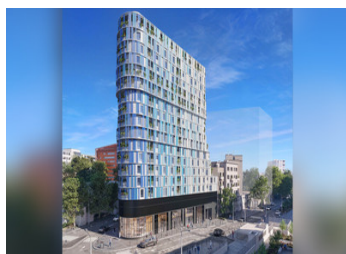
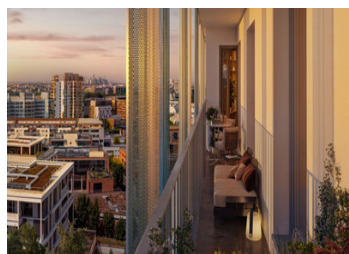


Modern new-build 4-bedroom duplex apartment in Issy les Moulineaux with Paris views



## INFORMATION

Town:	Issy-les-Moulineaux
Department:	Hauts-de-Seine
Bed:	4
Bath:	2
Floor:	107 m2
Outside Space:	16 m2



## IN BRIEF

Résidence Orion is a new landmark development in Issy-les-Moulineaux, just 6 km from central Paris. Designed by Architecturstudio, it features 110 units over 16 levels, with select apartments offering Eiffel Tower views. The building sits directly atop the upcoming Issy-RER station, a new transit hub linking RER C and Metro Line 15 (2026). Tramway T2 and Metro 12 are a short walk away. Units range from studios to 5-room duplexes, most with balconies, terraces, or loggias. Certified NF Habitat HQE and compliant with RE2020 (2022 threshold), the building includes a rooftop garden with panoramic terrace and shared vegetable plot. Delivery is expected in Q2 2028, offering exceptional quality and location for international investors or second-home buyers.

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### DUPLEX DETAILS

Rooms: Living Room/Kitchen (41 m<sup>2</sup>), Bedroom 1 (11 m<sup>2</sup>), Bedroom 2 (10 m<sup>2</sup>), Bedroom 3 (9 m<sup>2</sup>), Bedroom 4 (10 m<sup>2</sup>), Bathroom (6 m<sup>2</sup>), Shower room (5 m<sup>2</sup>), WC (1.4 m<sup>2</sup>)

Ref: Lot No A153, 2 balconies (7 m<sup>2</sup> and 9 m<sup>2</sup>), indoor parking.

### AN EXCEPTIONAL LOCATION JUST OUTSIDE PARIS

Located in the Léon Blum neighborhood of Issy-les-Moulineaux, Orion enjoys unbeatable connectivity while offering a quieter alternative to Paris proper. The future Issy-RER station will be located directly beneath the building, providing seamless access via Metro Line 15 and RER C. The Tram T2 and Metro 12 are within walking distance, and Paris-Orly Airport is a 20-minute drive.

### ARCHITECTURE AND DESIGN THAT STANDS OUT

Orion rises like the prow of a ship at the corner of Avenue de Verdun and Rue Aristide Briand. With its distinctive metal façade designed by Dutch artist Krijn de Koning, the building is both elegant and functional, maximizing solar exposure while maintaining privacy. The building includes 110 units over 16 floors, including premium apartments with panoramic views over Paris and the Eiffel Tower.

### SPACIOUS APARTMENTS WITH OUTDOOR LIVING

From studios to 5-room duplexes, the 110 units are modern, spacious, and filled with natural light. Most feature balconies, loggias, or terraces, adding private outdoor space to every layout. Upper floors enjoy unobstructed skyline views. Inside, the apartments feature engineered oak parquet, extra-flat shower trays, full-height wall tiling in bathrooms, and fitted wardrobes. Floor plans are customizable before construction deadlines.

### ROOFTOP GARDEN & ECO-CERTIFIED