

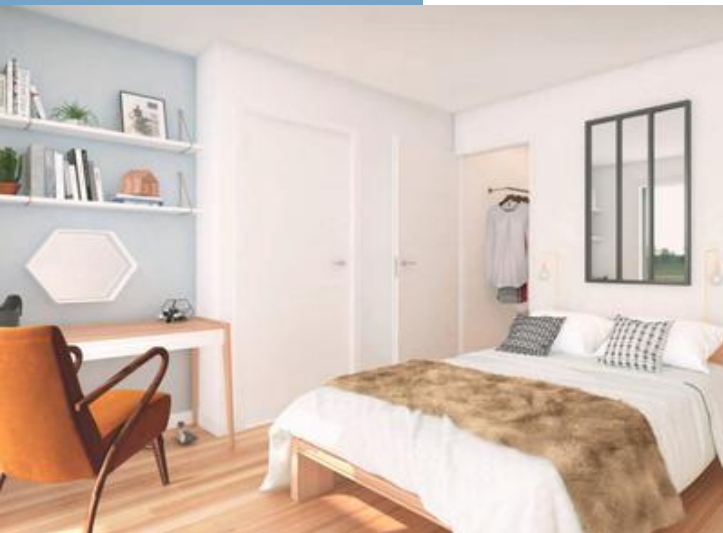


75013, TWO STEPS FROM THE SEINE, HIGH-END 2 BEDROOMS APARTMENT OFFERING 60M<sup>2</sup> + 8M<sup>2</sup> SW BALCONY (SEE PLAN, 360 AND VIDEO), BRIGHT & MODERN WITH OPTIMIZED SPACE READY TO MOVE IN SUMMER 2022, SITUATED ON THE 2ND FLOOR OF A CONTEMPORARY BUILDING WITH ITS LARGELY GLAZED FAÇADE.

75013, TWO STEPS FROM THE SEINE, HIGH-END 2 BEDROOMS APARTMENT OFFERING 60M2 + 8M2 SW BALCONY (SEE PLAN, 360 AND VIDEO), BRIGHT & MODERN WITH

## DESCRIPTION

UP TO 15 000 € DISCOUNT ON THIS APARTMENT Paris 75013 - National Library (BNF) - 2 Bedrooms - 60.90m2 + 7.80 m2 balcony - Double exposure - (See Video, Views 36 and Floor plan) - At the heart of the Tech-city quarter, a stone's throw from the Seine river banks, a bright high-end 3 rooms apartment resolutely optimized with large bay windows and extended by a SW facing balcony. The property is quiet and functional with a well-designed living space offering all the comfort of a residence under construction, with lift and ready to move in September 2022. Resolutely created for a '21st century' lifestyle, a unique opportunity as no one has ever lived in this well-proportioned turnkey apartment designed without loss of space. Situated on the 2nd floor out of 9 of this contemporary complex bathed in light, the living area comprises an entrance hall opening onto a modern living room with a balcony ideal for alfresco



PROPERTY FACT FILE	
REFERENCE	I06663DPE75A
PRICE	€ 789,600 £ 712,796* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	61 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	PARIS XIII
DEPARTMENT	Paris
LOCATION	City property
TYPE	, ,
CONDITION	Excellent condition, New Build,
FEATURES	Double glazing, High speed internet, Wheelchair friendly
*Price based on current exchange rate which is subject to change	



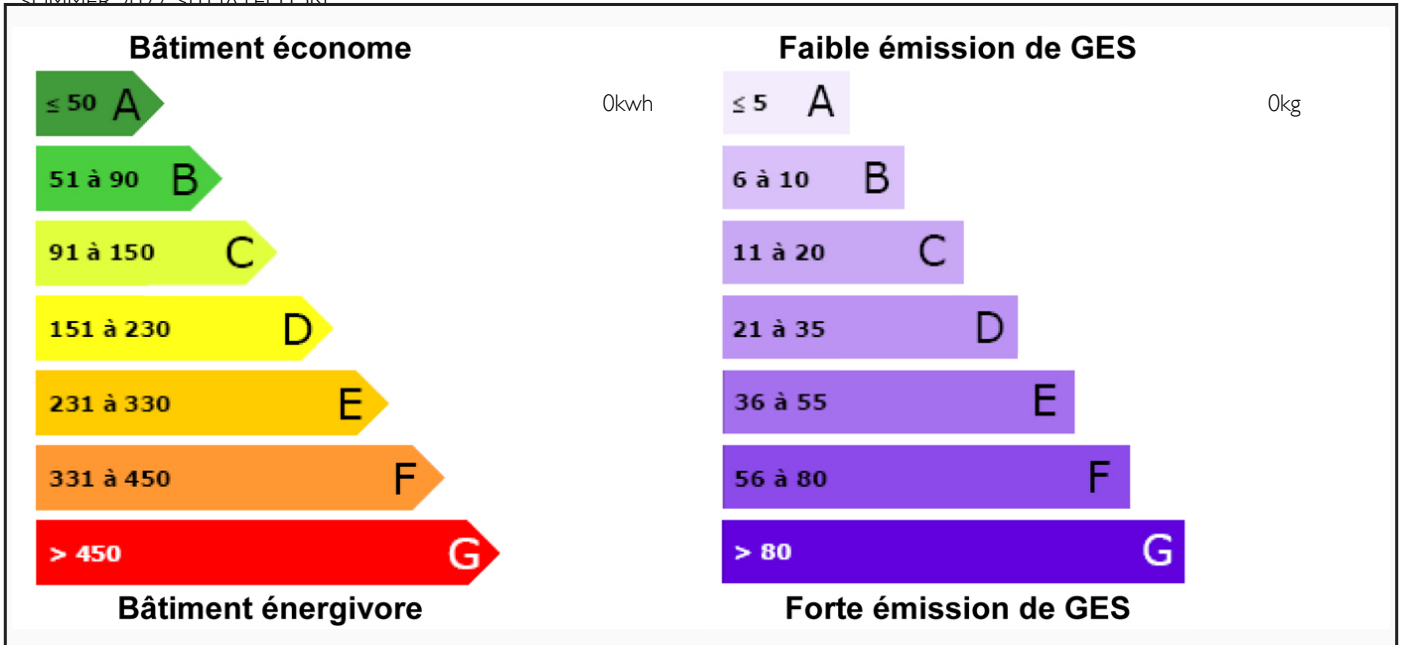
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The purchase of this apartment sold off plan comes with economic benefits including reduced 2.7% conveyance fees (compared to 7.7% for old properties), modern sound insulation and high-energy efficiency norms (Thermal Regulation [RT] 2012 and Paris Climate Plan) in compliance with the Eco-Label housing quality standards (NF). You also benefit from the exemption of property tax for the first 2 years, a delivery guarantee ensuring the completion of all new buildings, a 10-year construction guarantee, a 2-year guarantee on equipment (radiators, doors... etc.) and finally a perfect construction guarantee covering minor damage that may appear during the first year. These elements ensure comfort and lasting peace of mind while away, there are no major renovations or upgrade work to be undertaken in the residence... In short, a property easy to manage and ideal for a first acquisition or as an investment. This Paris property offers all the modern lifestyle essentials, contributing to its enjoyment including: ease of management and maintenance, Intelligent House, personalise the property fittings, connected to the heating and cooling city network (CPCU), peacefulness due to its acoustic screed and quality double glazing, large bay windows with outside space for bright interiors, enhanced security with access protected by videophone, digital entry code system, electronic badges and armoured door, controlled monthly charges of about 3 €/m2/month including central heating - water - maintenance of common areas, high speed fibre optic internet, greener surroundings with landscaped gardens, positive impact on the environment by preserving natural resources through reduced energy consumption, bicycle storage room, accessibility for the elderly and for people with reduced mobility, can be suitable for the liberal professions not creating noise pollution. Built over 10 floors, this property sold off plan is located in the area of 'La Gare' and includes 131 apartments spread over 3 buildings. The residence is constructed on a plot of 4432m2 located 80m from Bibliothèque François Mitterrand metro station (L14 & REC C), Self-service bike system 'Velib' nearby. Area details: Total 68.70m2, Carrez law 60.90m2, SW facing Balcony 7.80m2 -- Weighted area 64.80m2 or 12.185 euros/m2 -- Ref(s): Apartment No 221 -- Furnished rental potential of about 1640 €/month. Stroll along the Seine proudly unfolding an ultra-modern district called "Paris Rive Gauche", the heart of the innovation hub in the 13th arrondissement. This new quarter combines architectural prowess (Le Corbusier's Cite du Refuge...), rehabilitated factories (the Grands Moulins de Paris...) as well as digital technologies (Station F the world largest incubator) born out of a large-scale urban planning operation aimed at rehabilitating former industrial land. Gridded by the river, the Gare d'Austerlitz railway station and the Avenue de France, Paris Rive Gauche is the playground for ambitious architectural projects that give the area a whole new profile. It is also home to engineering schools, Arts et Metiers and Telecom ParisTech... It is close to the Butte aux Cailles and its village atmosphere with its cobbled streets and numerous restaurants, cafés and nightlife, the lively Chinatown district with flashing neon lights alongside supermarkets with exotic products, the Manufacture des Gobelins as well as the modernist Place d'Italie... A true specialist, our independent "Off Plan" department masters the sale of French new properties as main residence, second home or investment and works directly with all the major French builders/developer in the country. We have access to all the new real estate market... AT PROPERTY DEVELOPERS PRICES. The images presented are of an ambient nature and do not constitute a commercial commitment.



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ENERGY-DPE



## IMPORTANT-NOTICE

Leggetts, their client and any joint agents give notice that:

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT-DETAILS

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