

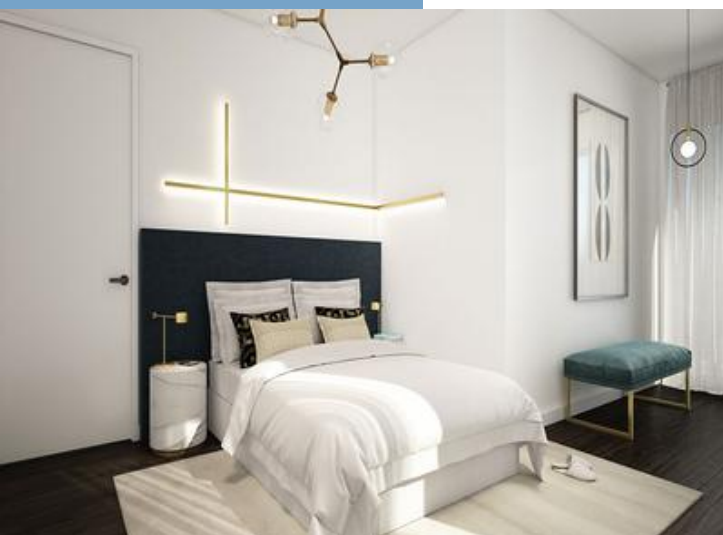


92130 ISSY-LES-MOULINEAUX/CITY HALL - A HIGH-END 3 BEDS DUPLEX OF 113,56M2 WITH 25,42M2 TERRACE, CELLAR, 2 PARKINGS IN ADDITION, (SEE PLAN+360°), N/O FACING, OFFERING OUTSIDE SPACE, MODERNITY AND COMFORTS, ON THE 8TH AND LAST FLOOR OF A CONTEMPORARY BUILDING AND READY TO

92130
ISSY-LES-MOULINEAUX/CIT
Y HALL - A HIGH-END 3
BEDS DUPLEX OF 113,56M2
WITH 25,42M2 TERRACE,
CELLAR, 2 PARKINGS IN
ADDITION, (SEE

DESCRIPTION

92130 Issy-Les-Moulineaux, a high-end Duplex 3 Beds of 139m2 of private areas (113.56m² with 25.42m² of loggia and terrace), 2 parking spaces in addition and cellar, (See Plan & Video + Virtual Tour), double crossing N/O on courtyard side, on the 8th and last floor with elevator and ready to move into in 30 months time, quality services and beautiful outdoor spaces, functional (accessibility to the elderly and disabled, home automation, blinds) motorized ...), with a well designed living space offering all the comforts of an ultramodern residence and without jobs, connected to nature as an inhabited garden). In addition to some economic benefits while preserving natural resources, the Duplex includes, on the 8th floor, a welcoming entrance of 5.49 m², a living room of 34.49m² overlooking loggia of 9.31m², an open kitchen (to convert) of 8.52 m², a shower room with toilet included of 5.25m² and a cellar of 1.68m². On the

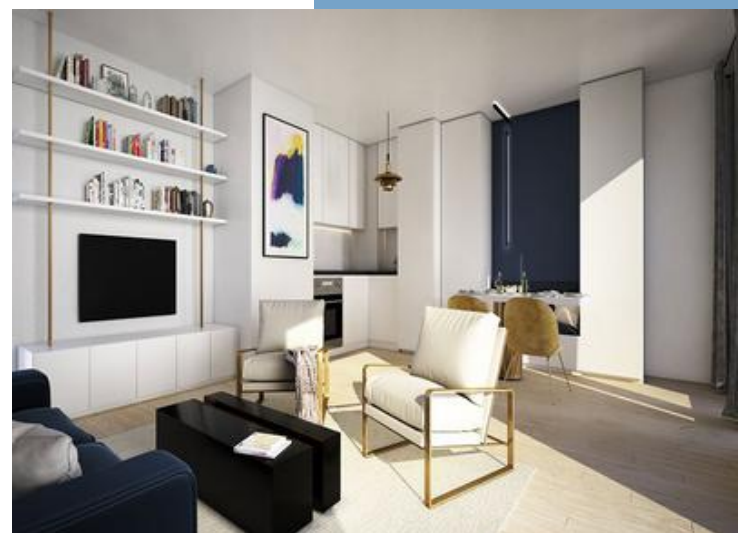


PROPERTY FACT FILE	
REFERENCE	I10016SBU92P
PRICE	€ 1,808,000 £ 1,632,136* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	114 m ²
LAND	0 m ²
TOWN	ISSY LES MOULINEAUX
DEPARTMENT	Hauts_de_Seine
LOCATION	City property
TYPE	, ,
CONDITION	Excellent condition, ,
FEATURES	Business potential, Double glazing,
*Price based on current exchange rate which is subject to change	

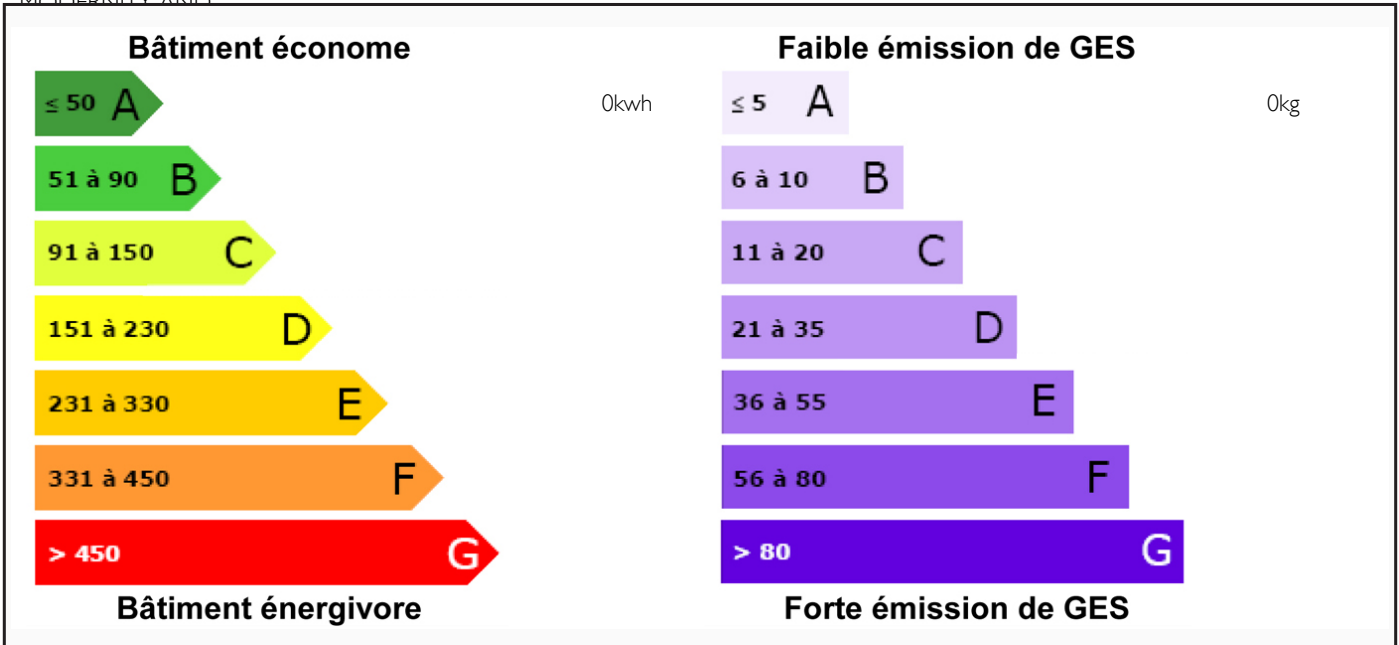


92130
ISSY-LES-MOULINEAUX/CIT
Y HALL - A HIGH-END 3
BEDS DUPLEX OF 113,56M²
WITH 25,42M² TERRACE,
CELLAR, 2 PARKINGS IN
ADDITION, (SEE

Ready to move into the fourth quarter of 2022, this apartment sold in future state of completion (VEFA) and delivered new, offers some economic benefits with among other notary fees reduced by about 2.7% of the price (7.7 % for old) and luxury services with sound insulation and high energy performance (Thermal Regulation [RT] 2012 and Climate Plan Paris) in compliance with the standards of quality housing (NF) Eco-Label. You also benefit from the property tax exemption for the first 2 years, a delivery guarantee ensuring the completion of any new building, a ten-year construction guarantee for the building, a two-year guarantee for dismantling equipment (radiators, doors ... etc.) and finally a guarantee of perfect completion covering the small damages that can appear during the first year. These elements ensure comfort and lasting peace of mind, because no major renovation or upgrading to be undertaken in the condominium. This superb pied-à-terre apartment, or rental investment offers all the essentials of modern life by contributing to the improvement of our daily life in addition to a positive impact for the environment by preserving natural resources by the consumption of reduced energy: ease of management and maintenance, its acoustic screed and double-glazed quality, large windows floor-to-ceiling with terrace and balconies for resolutely bright interiors, nature in the city with landscaped green spaces, enhanced security with access protected by videophone, digital code, Vigik badge and security door, monthly charges controlled about 2.50 € / m² / month including central heating - water - maintenance of common areas, parking spaces available in the building for 25.000 € extra, high speed optical fiber ... Details of the surfaces: private 139m² (113,56m² with 25,42m² of loggia and terrace), 2 parkings (in addition) and cellar This group sold in future state of completion (VEFA) houses 5 residences with elevators, between 6 to 8 floors on the ground floor and has 153 apartments with underground parking. It is erected on a plot of 30817m² located and 251m from the station Mairie d'Issy metro (L12) and 290m from the station Corentin Celton (L12), just 30 minutes from Paris Center by transport. Miscellaneous services: "intelligent apartment", including the control of blackouts, light and temperature (possibility of extensions for lock without key and alarm), mailboxes connected, ceiling heights up to 2.80m, from 3 pieces, custom closets and storage with sliding doors integrated in the rooms, the wooden floors of the interiors extends on the balconies and terrace for more lightness, ribbed floors meet the acoustic requirements with solid parquet wide blades, includes suspended washbasin cabinets - thermostatic faucets - mirror - wall and towel radiators combining quality and design, possible to personalize the fittings by choosing your floors, tiles and earthenware, 8th floor out of 8, three apartments on the floor, local strollers and bicycles, CPCU (geothermal) district heating, plant garden in the central patio and green roofs lized, investment with rental potential furnished about 2500 € / month. Our independent "New Real Estate" works directly with the majority of the major national promoters. We put at your disposal the new real estate programs at the promoters prices. The visuals presented are atmospheric and do not constitute in any case a commercial commitment. 92130 Issy les Moulineaux: Commune of the department of Hauts-de-Seine, in Ile-de-France, Issy-les-Moulineaux is located along the Seine south-west of Paris and east of Boulogne-Billancourt, the most populated city of the department. As the name suggests, Issy was once an agricultural city, it is only at the beginning of the twentieth century that the craft takes a bigger place. The growing village is also beginning to welcome workers. From now on, the city, its HLM or its luxury buildings merge in the Parisian agglomeration. Today Issy-les-Moulineaux hosts, near its old buildings, large companies (Headquarters Coca Cola Europe), multimedia glass buildings forming a real and modern business district just 30 minutes from Paris Center by underground line 12 or RER C.



92130
 ISSY-LES-MOULINEAUX/CITY
 HALL - A HIGH-END 3 BEDS
 DUPLEX OF 113,56M2 WITH
 25,42M2 TERRACE, CELLAR, 2
 PARKINGS IN ADDITION, (SEE
 PLAN+360°), N/O FACING,
 OFFERING OUTSIDE SPACE,
 MODERNITY AND



IMPORTANT-NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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

UK Freephone: 08700115151
 Telephone: +33 553 608 488
 FAX: +33 553 566 257
 E-mail: prestige@leggett.fr