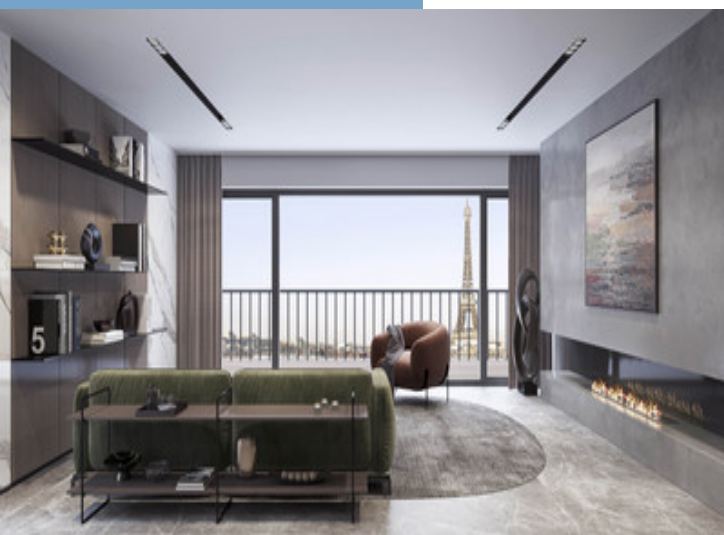
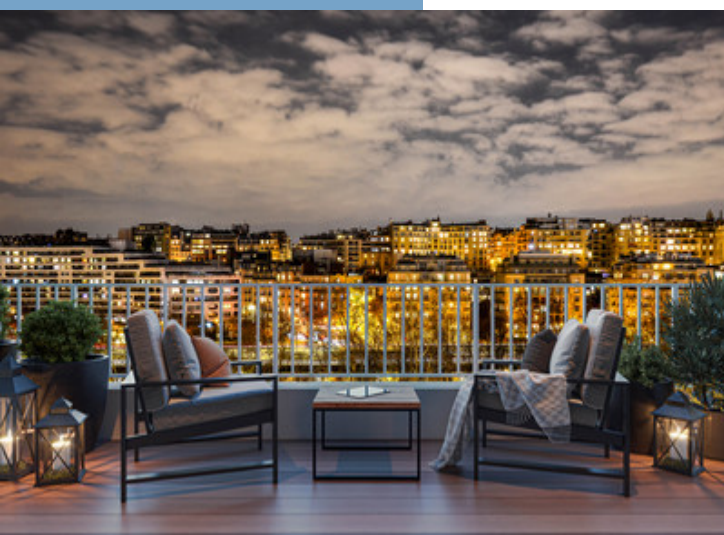




PARIS PENTHOUSE | 259M<sup>2</sup>, 4 BED, 4 BATH SPLIT  
LEVEL | 83M<sup>2</sup> TERRACE | UNOBSTRUCTED VIEWS  
EIFFEL TOWER & SEINE

www.leggettprestige.com

PARIS PENTHOUSE | 259M<sup>2</sup>,  
4 BED, 4 BATH SPLIT LEVEL  
| 83M<sup>2</sup> TERRACE |  
UNOBSTRUCTED VIEWS  
EIFFEL TOWE...



## PROPERTY FACT FILE

REFERENCE	A13030
PRICE	€ 10,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	259 m <sup>2</sup>
LAND	83 m <sup>2</sup>
TOWN	Paris 15e Arrondissement
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Appartement, Family Home
CONDITION	New Build
FEATURES	High speed internet, Double glazing, Panoramic views
*Price based on current exchange rate which is subject to change	



- Stunning views, sole apartment on top 2 floors
- Two extravagant terraces (40+m<sup>2</sup> each)
- Industrial chic and latest technology
- Concierge services available
- Close to international schools

PARIS PENTHOUSE |  
259M<sup>2</sup>, 4 BED, 4 BATH  
SPLIT LEVEL | 83M<sup>2</sup>  
TERRACE |  
UNOBSTRUCTED VIEWS  
EIFFEL TOWE...  
Ref : AI3030

75015 Beaugrenelle: split level, top floor, 4 bed penthouse, 259m<sup>2</sup> + two terraces of 40+m<sup>2</sup>. Unrestricted views of the Eiffel Tower and the River Seine from this apartment nestled on the border of the 7th and 15th arrondissements. This generously proportioned property boasts floor to ceiling windows facing the world's most distinctive landmark.

## DESCRIPTIF

Your apartment: combines all the essentials of modern urban living with an easy to run home featuring: naturally bright rooms thanks to the full length windows, "Smart Home" tech enabling you to remotely programme, operate and monitor heating/lighting/electric shutters or check your connected letterbox, high speed fibre optic internet and multimedia sockets in all rooms. Calm, comfort and security are assured by modern sound insulation and the latest in double glazing, connection to Paris' own heating and cooling network (CPCU), access protected by videophone, digital entry code system, electronic badges and an armoured door. Enjoy the multiple green spaces designed to help protect the environment, reduce energy consumption, sustain urban ecosystems, recycle rainwater and act as a carbon sink. Residents will also benefit from a menu of conciergerie services and an onsite building manager.

Transport : 250m from the Metro station Bir Hakeim (Line 6) ; RER C (rail) is just 400m away (station is Champs de Mars Tour Eiffel) and the nearest station Vélib' (Paris bicycle sharing station) is 300m. Parking is available to residents in the neighbouring building. Schools : Jeanine Manuel International Schools : primary and secondary campuses are just 11 mn by foot.

The area: Located on the left bank of the River Seine and including one of the three Parisian islands, l'Île des Cygnes (Swan island) – visible from this apartment – where Bartholdi worked and where you can also f



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/AI3030>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

PARIS PENTHOUSE | 259M<sup>2</sup>, 4  
BED, 4 BATH SPLIT LEVEL |  
83M<sup>2</sup> TERRACE |  
UNOBSTRUCTED VIEWS EIFFE  
TOWE...

Ref : AI3030

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

DPE not required.

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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

Réf : AI3030  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)