



Apartment Paris 7th, Gros-Caillou



Red Sky 2017 - Guarantee fund CGEC 110000 EUR - RCS 831395157 - CPI 75012019000042573 - Mediator AME CONSO - Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 7,414 €/yearly - Classe énergie 225 kWh/m².year (D) - Classe climat 9 kg CO₂/m².year (B) - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 3400€ ~ 4620€

Paris 7 - Eiffel Tower Penthouse with Terrace

6,950,000 € Fees payable by seller

Occupying the top two floors of a magnificent 1908 « Belle Époque » building, this exceptional duplex penthouse offers 166 sqm (172 sqm weighted area) and has been entirely redesigned by a renowned architect. The result is a seamless blend of timeless Parisian elegance and contemporary sophistication, executed to the highest standards.

An elegant entrance opens onto a sun-filled double reception room framed by three south-west-facing windows. Extending naturally from the living spaces, a spectacular 18 sqm terrace balcony enjoys breathtaking, unobstructed views of the Eiffel Tower, with no overlooking neighbours—a privilege rarely found in Paris. Beyond the iconic landmark views, the apartment also benefits from peaceful outlooks over beautifully landscaped gardens, creating an atmosphere of tranquillity and privacy in the heart of the city.

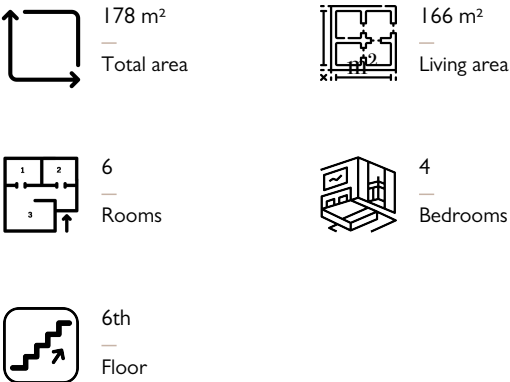
The balcony-terrace serves as a natural extension of the reception rooms, offering a unique indoor-outdoor lifestyle and an exceptional setting for entertaining while enjoying some of Paris’ most celebrated views. Generous ceiling heights enhance the sense of space throughout, while a refined semi-open kitchen integrates perfectly with the reception areas.

The main level accommodates three bedrooms, a bathroom and a shower room, providing comfortable family or guest accommodation.

Occupying the entire upper floor, the principal suite forms a private retreat. Bathed in natural light, it features a luxurious bathroom, a generous walk-in dressing room and separate WC facilities, offering complete privacy and comfort.

Quiet, exceptionally bright, fully air-conditioned and entirely private, this rare residence represents the finest expression of Parisian penthouse living.

A cellar, two storage rooms on the 7th floor and a parking space (rental) in the immediate vicinity complete this outstanding property. The apartment may also be sold fully furnished.







Sale - Apartment

6,950,000 € Fees payable by seller

86826993

📍 75007, Paris 7th

Details

Floor: 6th
Fees: 7,414 €/yearly
«Loi Carrez»: 165.74 m²
Availability: Free
Waste water: Main drainage
Orientation: West South-west
Heating device: Radiator

Condition: Excellent condition
Property tax: 5,300 €/yearly
Total area: 178 m²
Built in: 1910
Hot water: Boiler
Heating type: Electric
View: Panoramic, Monument, Park, Sky

Services

Air-conditioning
Double glazing
Lift
Digicode
Electric car terminal
Alarm system

Fireplace
Internet
Concierge
Intercom
Electric awnings
Security door

Areas

Living-room
Kitchen
4 Bedrooms
Laundry room
Walk-in wardrobe
Parking

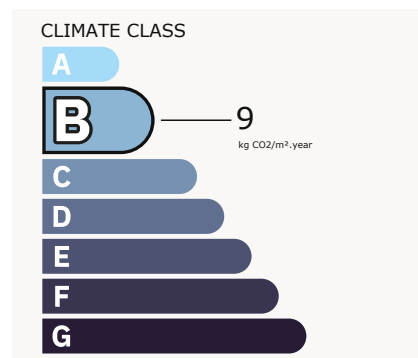
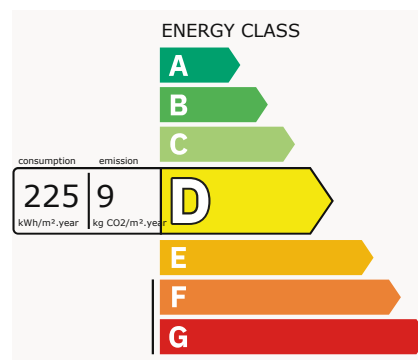
Entrance
2 Lavatories
3 Bathrooms
Stair
Balcony

Proximities

Airport
Town centre
Primary school
Day care
TGV station
Metro
Park
Public pool
Supermarket
Tennis

Bus
Shops
Secondary school
Train station
Doctor
Convention center
Public parking
Sport center
Taxi

Diagnostics



Energy class : D

Greenhouse Gas : B

Estimated annual energy costs
for standard use : between
3400 € and 4620 per year
(including subscription)

Average energy prices
indexed to 01/01/2021



ALEXANDRA YINYING LI

+33 6 85 42 45 08

all@aariane.com



Aariane

3 Avenue Duquesne
Paris 7th, France

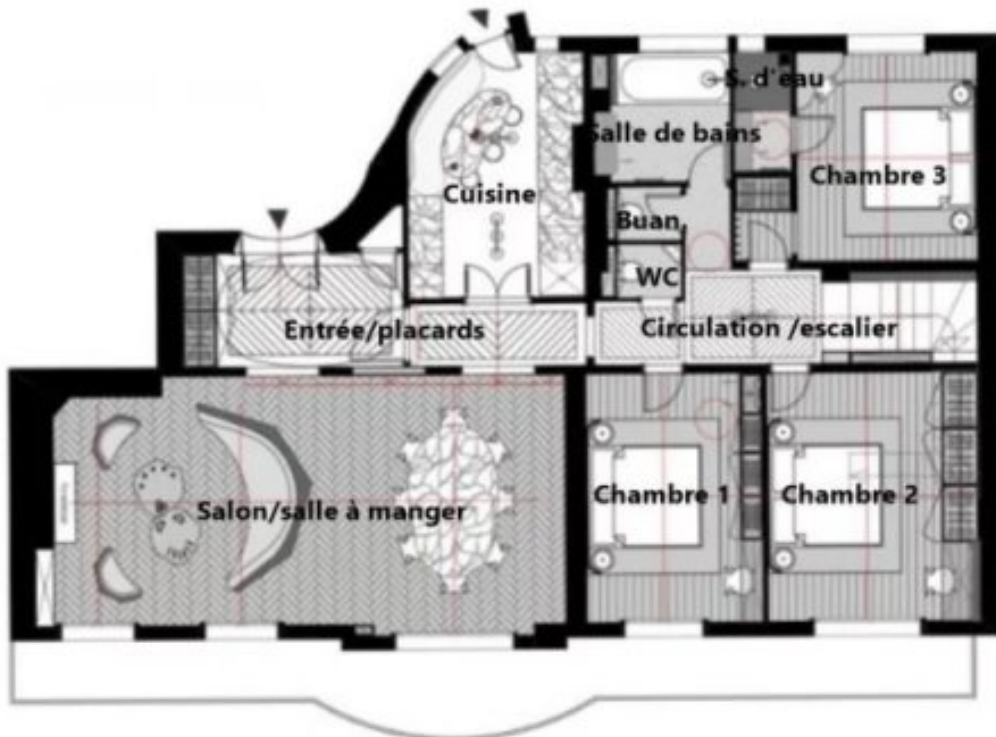
+33 (0)1 45 49 06 65

www.aariane.com

contact@aariane.com







SC08
Sect. au sol : 16,43 m²
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