

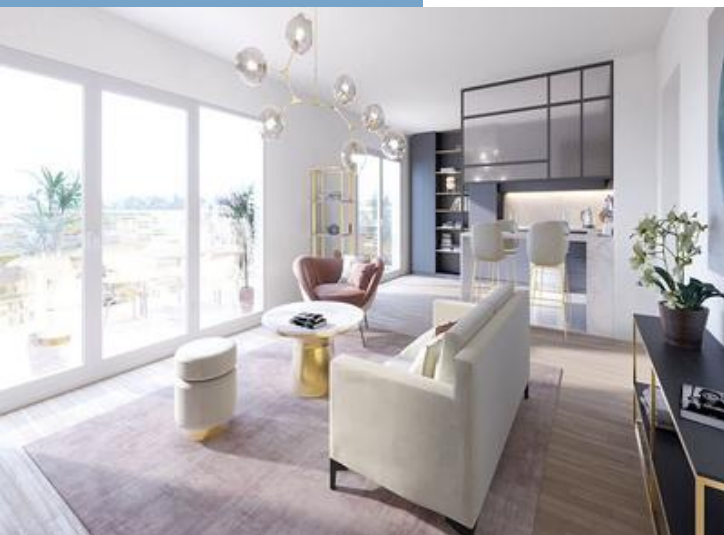


92 | 30 ISSY-LES-MOULINEAUX /CITY HALL, A HIGH-END 5 ROOMS DUPLEX OF 111M² + 8M² BALCONY, 2 PARKING SPACES AND CELLAR INCLUDED, OFFERING ALL THE COMFORTS OF MODERN LIFE, ON THE 8TH AND 9TH FLOOR OF AN AVANT-GARDE RESIDENCE AND DELIVERY AT 4TH QUARTER 2022 AT THE DIRECT

92130
 ISSY-LES-MOULINEAUX
 /CITY HALL, A HIGH-END 5
 ROOMS DUPLEX OF 111M2
 + 8M² BALCONY, 2
 PARKING SPACES AND
 CELLAR INCLUDED,

DESCRIPTION

92130 Issy-Les-Moulineaux/City Hall, a High-end 5Rooms Duplex of 111m2 private area + 8m² of balcony, 2 parking spaces and cellar included (See Map & Video + 360 ° Virtual Tour), crossing on courtyard, exposed S / N, on the 8th and 9th and last floor with elevator and ready to move into in 30 months, with quality services and beautiful outdoor spaces, functional (accessibility for the elderly and people with reduced mobility, home automation, motorized blinds, etc.), with a well-designed living space offering all the comforts of an ultramodern residence without work, connected to nature like an inhabited garden. In addition to some economic advantages while preserving natural resources, the Duplex includes on the 8th floor low level, an Entrance 3.18m2, a living room / open kitchen (to be converted) of 32,66 m2, Bedroom 1 (11.68 m2), Bedroom 2 (10, 60m2), Corridor 2.55 m2, Bathroom 5.36 m2. On the 9th floor,

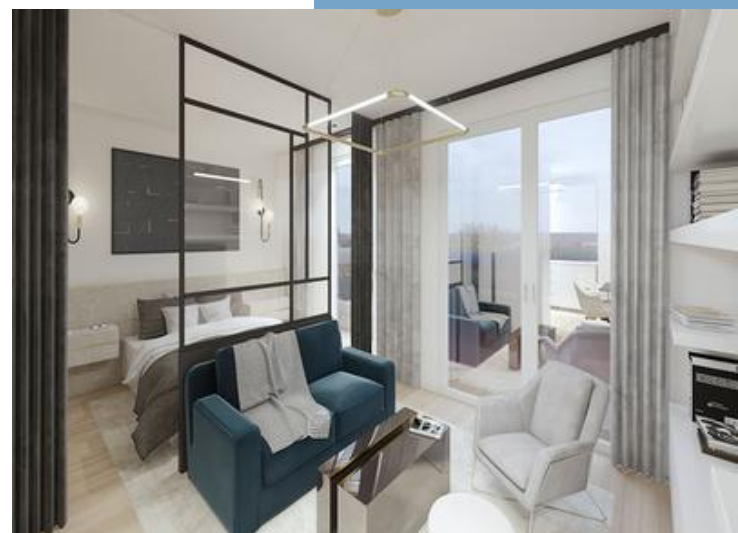
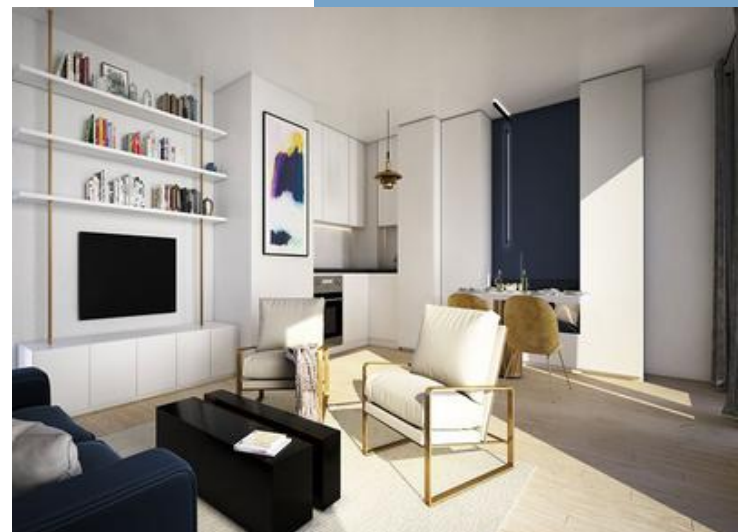
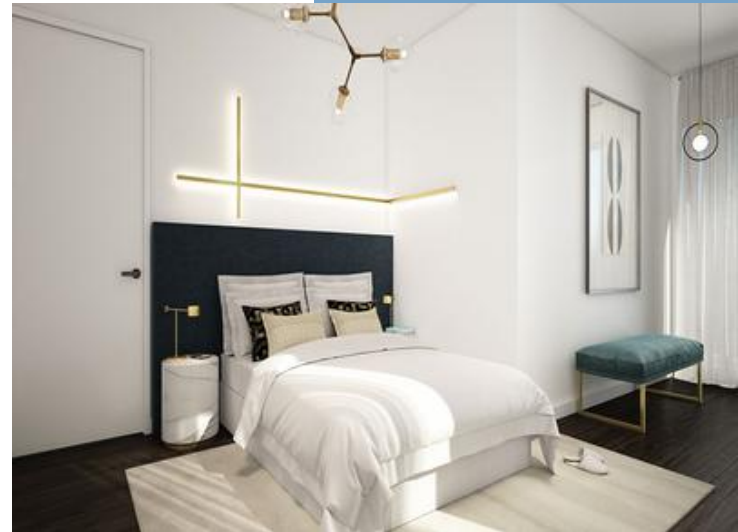


PROPERTY FACT FILE	
REFERENCE	I10016SBU92Q
PRICE	€ 1,894,000 £ 1,718,881* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	113 m²
LAND	0 m²
TOWN	ISSY LES MOULINEAUX
DEPARTMENT	Hauts_de_Seine
LOCATION	City property
TYPE	Family Home, ,
CONDITION	Excellent condition, ,
FEATURES	Business potential, Double glazing,
*Price based on current exchange rate which is subject to change	



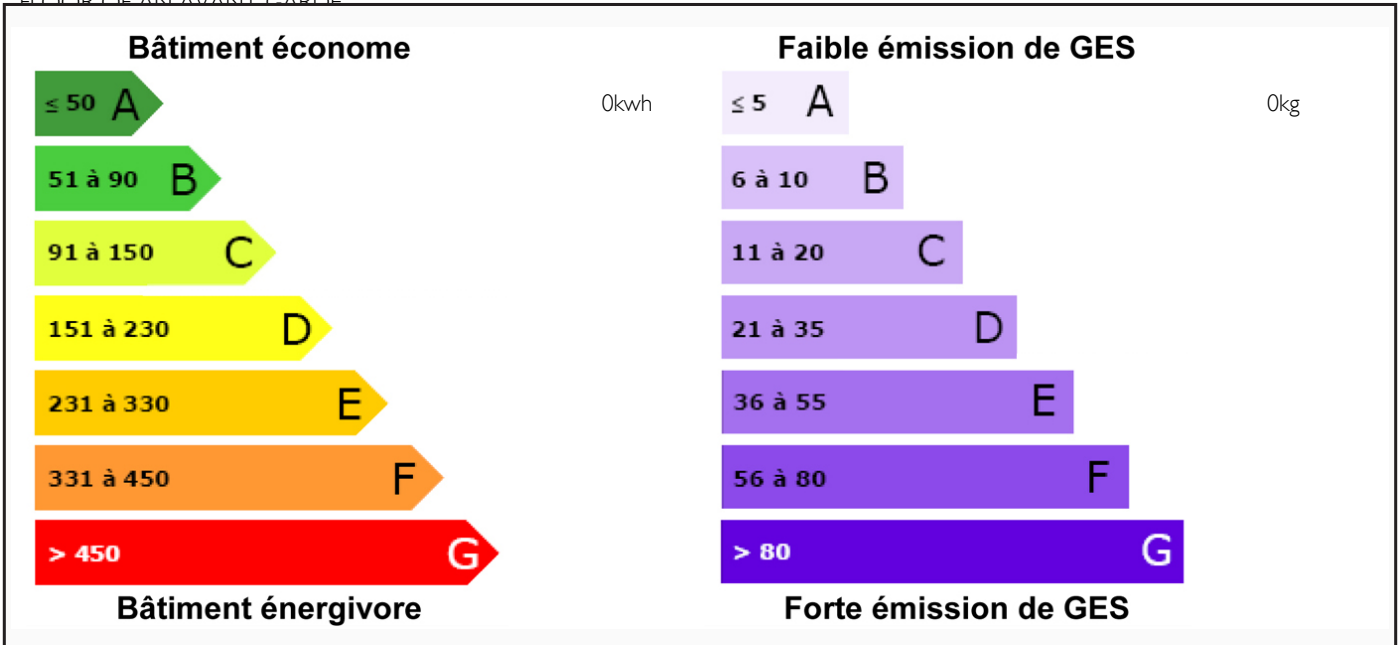
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Ready to move into in 30 months time, this apartment sold in future state of completion (VEFA) and delivered new, offers some economic benefits with among other notary fees reduced by about 2.7% of the price (7.7 % for old) and luxury services with 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 surfaces: privatives 119m² (111,28 m² with 9m² of balcony), 2 places of parking and a cellar included. 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 furniture - thermostatic faucets - mirror - wall and towel radiators combining quality and design, possible to personalize the fittings by choosing your floors, tiles and earthenware, 8th and 9th floor, 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 3000 € / 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.



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ENERGY DPE



IMPORTANT-NOTICE

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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.

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