

Paris 13, Bibliothèque F. Mitterrand, new nature inspired, 4-bedroom flat with balcony

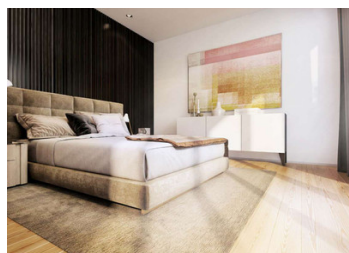
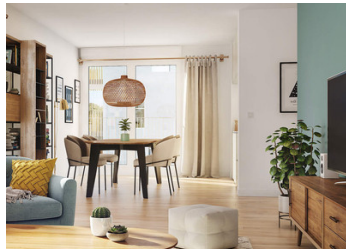
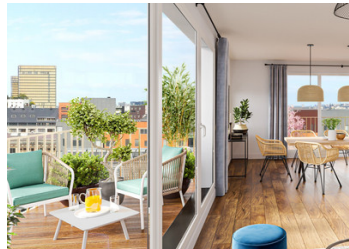


INFORMATION

Town:	Paris 13e Arrondissement
Department:	Paris
Bed:	4
Bath:	2
Floor:	111 m2
Outside Space:	26 m2

IN BRIEF

Paris 75013 – Bibliothèque François Mitterrand (BNF). 4-bedroom flat - 114.43 m² + 25.4 m² balcony. Floor plan available. Inspired by nature, the two buildings, Plant House and Tree House, are at the heart of the Tech-city district, a stone's throw from the left bank of the Seine. An unique opportunity for this bright high-end apartment, it offers a 127.13 m² weighted area (an open living room/kitchen space, 4 bedrooms, 1 bathroom, 1 shower room) framed by large floor to ceiling bay windows. The wrap-around balcony, furnished with built-in gardens, creates a private green oasis from urban life. The 12th floor property is quiet, with a well-designed living space and home automation system offering all the comfort of an ultra-modern residence, ready to move in by December 2024. It also includes customised storage space, and parking.

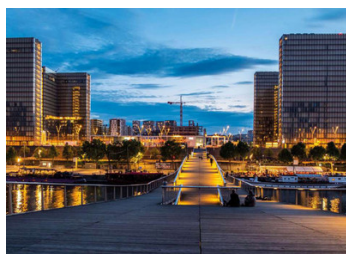


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

APARTMENT DETAILS:

Rooms: Living Room/Kitchen 33.08 m², Bedroom 1 (11.68 m²), Bedroom 2 (10.19 m²), Bedroom 3 (10.72 m²), Bedroom 4 (10.12 m²), Bathroom (6.21 m²), Shower room (3.63 m²), WC (2.64 m²)

Weighted area 127.13 m² = 13201 euros/m² ; Total 136.83 m² = 111.43 m² Carrez law + 9.4 m² balcony 1 + 7.37 m² balcony 2 + 8.9 m² balcony 3 ; Annex(es): parking.

Ref: Apartment No 1205, parking space No 20A.

Furnished rental potential of about 2496 €/month.

BUILDING DETAILS:

Designed to bring nature to an urban setting, Alguésens is spread between two buildings of 12 floors, Plant House and Tree House, each bringing a unique natural perspective. Imagined as a vertical greenhouse, the residents of Plant House can create their own personal gardens on their spacious balconies with built-in planters, as well as take part in a communal garden on the roof and south side of the building. With Tree House, each balcony is equipped with a fiber concrete planter with an automatic sprinkler system programmed for optimal water consumption. Plants (such as paperbark maple, black elderberry, and hazel tree) are selected for their properties of cleaning the air and their adaptation to the Parisian climate.

This property offers all the modern lifestyle essentials, which large bay windows for bright interiors, outside space, parking space, ease of maintenance, bicycle storage room, serenity due to the latest acoustic proofing technology and quality double glazed windows, personalized fittings including flooring and bathroom fixtures combining quality and design,...

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