



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,345,838.52

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Auvergne-Rhone-Alpes
Πόλη:	Annecy
Ταχυδρομικός κωδικός:	74000
Δημοσιεύθηκε:	02/02/2026

#### Περιγραφή:

Located on the 3rd floor of a recent (2025) luxury residence with an intimate feel, this T4 apartment offers a rare living environment in the heart of Annecy, within the highly sought-after Golden Triangle sector.

From the moment you enter, the apartment stands out for the quality of its materials, the consistency of its choices and the care taken to finish it. The apartment has been redesigned with the help of an interior designer, with an elegant, functional and sustainable approach.

The bright, well-proportioned living room opens onto an 11 m2 terrace, a true extension of the interior space.

The custom-built kitchen, full-height built-in cupboards, storage space in every area, and independent, soundproof laundry room are evidence of a project thought through to the smallest detail for optimal day-to-day living comfort.

The owners are currently putting the finishing touches to the layout, with the creation of an entrance hatch, materialized by a partition with integrated screen.

This can be seen in the photos and projections.

The night space is organized into two distinct zones:

- a master suite with shower room and separate dressing room,



- a second sleeping area comprising two bedrooms and a shower room, offering comfort and privacy.
- The apartment also features two WCs.

The technical features are up to the highest standards:

- Underfloor heating and cooling, individual heat pump, adjustable sunshades, ensuring optimum thermal comfort all year round.
- A secure garage with car elevator completes this property.
- A rarity on the Annecy market, this new, turnkey, high-quality apartment combines central location and modern comfort.

For further information or to arrange a viewing, please contact us today.

## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	102.25 τ.μ

## Room details

Total rooms:	4
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## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/SEQD-T31742/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T31742/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: hh-16059424

