



## Luxury 1 Bed Apartment For Sale In Paris



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,762,213.47

#### Location

Pays:	France
Adresse:	Rue du Faubourg Poissonnière
Indicatif régional:	75010
Soumis:	21/04/2025
Description:	Luxury 1 Bed Apartment For Sale In Paris France

Esales Property ID: es5554571

#### Property Location

94 Rue du Faubourg Poissonnière, 75010 Paris, France

#### Property Details

An Exquisite Parisian Sanctuary: A Newly Remastered Jewel in the Heart of the City of Lights

A Once-in-a-Lifetime Opportunity to Acquire a Turnkey Masterpiece in Paris's Most Coveted Enclave

Presenting a truly unique and unparalleled real estate offering in the heart of Paris, the world's most visited and perpetually sought-after city: a meticulously and comprehensively remodeled apartment that



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transcends the ordinary, transforming into a high-end, custom masterpiece. This exceptional residence has undergone a complete and uncompromising renovation from the foundational floorboards to the elegantly crafted ceilings, ensuring that every facet is entirely new and of the utmost quality. Remarkably, this exquisite apartment has remained untouched and pristine since its transformative remodeling, offering a rare opportunity to acquire a brand-new living space within the historic fabric of central Paris.

Ideally situated in one of the city's most vibrant and authentic neighborhoods, this remarkable apartment enjoys an enviable location within easy walking distance of iconic Parisian landmarks and cultural epicenters. The artistic allure of Montmartre, crowned by the majestic Sacré-Cœur Basilica, is a mere stroll away, as are the grand boulevards and the scenic banks of the Seine River, each offering a wealth of Parisian charm and allure. This prime location provides residents with effortless access to the very essence of Parisian life, from its world-renowned museums and art galleries to its countless charming cafes, bistros, and boutiques.

Despite its central location within a lively district, this exceptional apartment offers an unexpected sanctuary of tranquility. Nestled off the street within a charming courtyard adorned with flourishing flowers and mature trees, the residence benefits from a cross-ventilated design and remarkable quietude, providing a peaceful retreat from the vibrant energy of the city. Located on the second floor of an intimate, two-story building housing only four units in total, this apartment offers a sense of exclusivity and privacy rarely found in such a central Parisian location.

The comprehensive renovation of this apartment has left no detail overlooked. The entirety of the infrastructure has been renewed to the highest standards, including new electricity and plumbing systems, ensuring safety, efficiency, and reliability for years to come. Top-quality, double-paned windows have been installed throughout, providing exceptional insulation against both noise and temperature fluctuations, further enhancing the apartment's serene and comfortable ambiance. The flooring has been replaced with elegant bleached solid wood, adding a touch of timeless sophistication and warmth to the living spaces.

The heart of this Parisian masterpiece is its high-end custom kitchen, a testament to meticulous design and uncompromising quality. Featuring top-of-the-line built-in appliances, including a Siemens oven, cooktop, and innovative drawer dishwasher, a Whirlpool microwave, and a Bosch refrigerator, this kitchen is a culinary enthusiast's dream. Additional features such as filtered water and thoughtfully integrated storage solutions further enhance its functionality and appeal. The seamless integration of LED-lit Corian countertops and custom backsplashes, which extend into the bathroom, creates a cohesive and luxurious aesthetic throughout the living spaces.

The bathroom has been transformed into a spa-like retreat, featuring the same elegant Corian countertops and shower panels as the kitchen, creating a harmonious and sophisticated design. A top-of-the-line Grohe rain showerhead provides an indulgent showering experience, while a hidden washing machine and dryer offer discreet convenience. The remote-controlled suspended Grohe toilet adds a touch of modern luxury and innovation.

Thoughtful storage solutions have been seamlessly integrated throughout the apartment. Two large lighted closets are located in the entrance, one of which features custom drawers, providing ample and organized



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storage space. Elegant Flos sconces illuminate the living room, while Neuhaus lighting fixtures have been installed throughout the apartment, creating a sophisticated and well-lit ambiance.

Adding to the sense of spaciousness and modern design, walls in key areas feature floor-to-ceiling mirrors, enhancing the natural light and creating a visually expansive environment. Three high-end custom heating elements ensure efficient and comfortable heating throughout the apartment. High-quality multi-room built-in speakers provide an immersive audio experience, while dimmers on all electric switches allow for customized lighting levels to suit any mood.

Security and peace of mind have been paramount in the renovation. A built-in alarm system with a keypad provides comprehensive security, complemented by central heating for year-round comfort. The entrance to the apartment features a reinforced security door, and remote-operated metal roller shutters offer an additional layer of security and privacy.

For added convenience in a city where parking is often at a premium, parking spots are available for separate purchase or rental within the building's private underground parking facility, accessible via a remote-operated courtyard gate or through the main building. This is a significant amenity in central Paris, offering residents a secure and easily accessible parking solution.

The views from one side, the kitchen side, of the apartment are on a beautiful Art Nouveau style vast courtyard. Views from the other side is peaceful with trees and flowers.

## A Lucrative Investment Opportunity in the World's Most Desired City

Beyond its exceptional quality and prime location, this unique Parisian apartment presents a compelling investment opportunity. As a short-term rental, the property has the potential to generate a substantial annual income, estimated at up to 215,000 euros. This impressive earning potential is a testament to Paris's enduring popularity as a global tourist destination and the high demand for premium short-term accommodations in central locations.

Paris reigns supreme as the world capital for food, art, and entertainment, boasting an unparalleled concentration of cultural attractions. With more than 130 museums and countless major exhibitions held throughout the year, the city offers an inexhaustible array of artistic and intellectual pursuits. Its culinary scene is legendary, home to hundreds of famed restaurants, including one conveniently located next door to this exceptional apartment. From Michelin-starred gastronomic experiences to charming local bistros, Paris caters to every palate.

The city's iconic landmarks, from the Eiffel Tower and the Louvre Museum to Notre Dame Cathedral and the Arc de Triomphe, draw millions of visitors year-round. Its vibrant neighborhoods, each with its own unique character and charm, offer a captivating blend of history, culture, and modern life. Paris's enduring appeal ensures a consistent influx of tourists and visitors, making it the most visited and sought-after year-round city in the world.

Owning this meticulously renovated apartment in the heart of Paris offers not only an exceptional living experience but also a sound financial investment in a globally recognized and perpetually desirable real



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estate market. The potential for significant short-term rental income further enhances its attractiveness to discerning investors seeking both capital appreciation and strong returns.

## A Rare Gem: Embrace the Parisian Dream in Unparalleled Style

This unique Parisian apartment represents a truly rare gem in the city's coveted real estate landscape. Its complete and uncompromising renovation, resulting in a high-end, custom masterpiece that has never been lived in, offers an unparalleled opportunity to acquire a brand-new residence within the historic heart of Paris. Its prime location, within walking distance of iconic landmarks and in one of the city's most vibrant and authentic neighborhoods, provides residents with effortless access to the very best of Parisian life.

The tranquil setting within a flower-filled courtyard, the cross-ventilated design, and the top-quality double-paned windows ensure a peaceful and comfortable living environment despite the central location. The meticulous attention to detail in the renovation, from the new infrastructure to the high-end custom kitchen and spa-like bathroom, showcases a commitment to uncompromising quality and sophisticated design. The thoughtful inclusion of ample storage, elegant lighting, and advanced security features further enhances the apartment's appeal.

The availability of parking within the building's private underground facility is a significant luxury in central Paris. The potential for substantial short-term rental income adds a compelling investment dimension to this exceptional property.

This is more than just an apartment; it is a turnkey Parisian sanctuary, a meticulously crafted haven in the heart of the world's most beloved city. It is an opportunity to embrace the Parisian dream in unparalleled style and sophistication. We invite discerning buyers to seize this once-in-a-lifetime opportunity to own a truly unique and exceptional piece of Parisian real estate.

For further information, detailed specifications, and to arrange a private viewing of this extraordinary Parisian masterpiece, we invite you to contact us at your earliest convenience. We are delighted to present this unparalleled offering and assist you in realizing your dream of owning a piece of Parisian paradise.

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## ABOUT THE AREA

Paris, the enchanting capital of France, stands as a global epicenter for culture, art, fashion, gastronomy, and history. Sprawling along the Seine River, the city's iconic landmarks, from the majestic Eiffel Tower and the historic Notre Dame Cathedral to the artistic treasures of the Louvre Museum and 1 the grand Arc de Triomphe, draw millions of visitors each year. Its meticulously planned Haussmannian architecture, characterized by elegant boulevards and uniform facades, contributes to the city's timeless and sophisticated aesthetic. Beyond its monumental sights, Paris is a city best experienced through its charming neighborhoods, each with its own distinct character, from the bohemian allure of Montmartre to the intellectual ambiance of the Latin Quarter and the trendy Marais district.



The Parisian lifestyle is deeply intertwined with its café culture, where locals and visitors alike gather to socialize and observe the city's rhythm. Renowned for its haute cuisine and world-class dining experiences, Paris offers an unparalleled gastronomic journey, from traditional bistros serving classic French dishes to innovative Michelin-starred restaurants. The city's vibrant arts scene encompasses a diverse range of expressions, from classical masterpieces housed in its numerous museums to contemporary galleries showcasing emerging talents and a thriving street art culture. Throughout the year, Paris hosts a multitude of festivals, fashion weeks, and cultural events, further solidifying its reputation as a global hub of creativity and innovation.

Beyond its historical and cultural significance, Paris is a major economic and transportation hub. Its efficient public transport system, including the Métro, buses, and trams, makes navigating the city relatively easy. The city's central location in Europe ensures excellent connections to other major European cities via high-speed rail. For international travelers, Paris is served by two primary airports: Charles de Gaulle Airport (CDG), located approximately 25 kilometers (16 miles) northeast of the city center, is France's largest and busiest airport, handling a vast array of international and domestic flights.

The second major airport serving Paris is Orly Airport (ORY), situated about 13 kilometers (8 miles) south of the city center. While smaller than Charles de Gaulle, Orly also handles a significant volume of domestic and European flights. Both airports are well-connected to central Paris via efficient public transportation options such as the RER train lines, dedicated airport buses (like Roissybus from CDG and Orlybus from ORY), and taxis, ensuring relatively straightforward access to and from the city for international and domestic travelers alike.

## MAiN FEATURES:

- \* 26m<sup>2</sup> of living space
- \* 1 Bedroom
- \* 1 Bathroom
- \* Peaceful Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* The apartment is in proximity (5 minutes walking) of two main train stations (Gare du Nord and Gare de l'Est).

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## Commun

Salle de bains:	1
Pied carré fini:	26 m <sup>2</sup>

## Utility details



# IMLIX

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Heating:

Oui

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.829.216

