



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,326,699.59

#### Location

Country: France  
State/Region/Province: Auvergne-Rhone-Alpes  
City: Annecy  
ZIP code: 74000  
Posted: Feb 02, 2026

#### Description:

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 m<sup>2</sup> 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.

### **Common**

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	102.25 sq m

### **Room details**

Total rooms:	4
--------------	---

### **Building details**

Number of Garages:	1
--------------------	---

### **Lease terms**

Date Available:

### **Additional information**

Website URL:	<a href="http://www.arkadia.com/SEQD-T31742/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T31742/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

### **Contact information**

IMLIX ID:	hh-16059424
-----------	-------------

