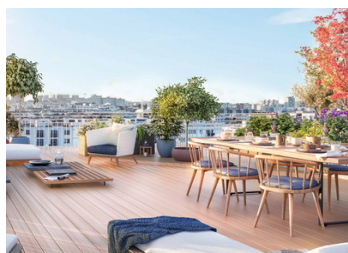


Clichy, new beautiful “off-plan” 2-bedroom flat with alcove designed by renowned architect



ENERGY - DPE

DPE not required.

INFORMATION

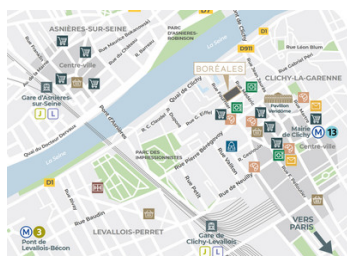
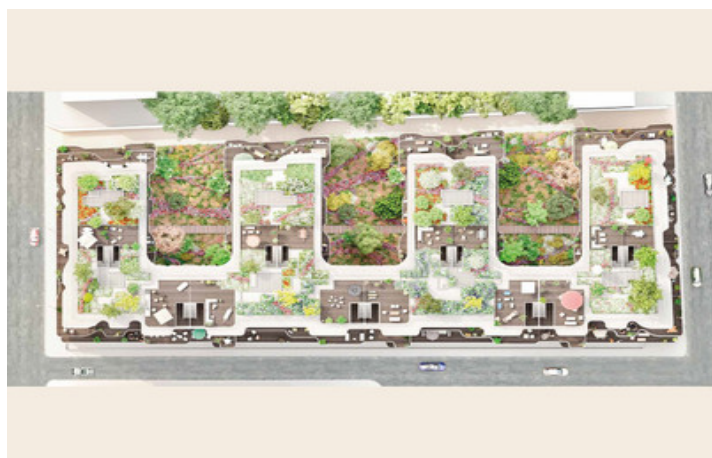
Town:	Clichy
Department:	Hauts-de-Seine
Bed:	2
Bath:	1
Floor:	69 m ²
Outside Space:	10 m ²

IN BRIEF

Clichy, 2-bedroom flat – 69.48 m² + 10.20 m² balcony. Floor plan available. The work of renowned architect Jean-Michel Wilmotte and the IKA Architects agency, the BOREALES' design promotes optimal natural lighting. As an investment opportunity, this high-end apartment offers a 74.58 m² weighted area (an open living room/kitchen space, 2 bedrooms, 1 baths) framed by large floor to ceiling bay windows. The terrace looking over the city creates a private oasis from urban life. The 1st 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 2023.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

APARTMENT DETAILS:

Rooms: Living Room/Kitchen 25.63 m², Bedroom 1 (15.90 m²), Bedroom 2 (10.87 m²), Bathroom (5.70 m²), WC (1.95 m²)

Weighted area 74.58 m² = 7227 euros/m² ; Total 79.68 m² = 69.48 m² Carrez Law + 10.20 m² outside area ; Annex(es): cellar.

Ref: Lot No 816.

Furnished rental potential of about 1390 €/month.

BUILDING DETAILS:

To live in BORÉALES is to choose to live in an exceptional address. The work of renowned architect Jean-Michel Wilmotte and the IKA Architects agency, its curves fascinate the eye while guaranteeing the harmonious balance of the facade. The facade feature undulating balconies that create an elegant play of light and shadow. Carefully designed, the project also stands out for its long-lasting quality materials. The natural stone, in shades close to white, gives a pure clarity to the whole. It contrasts delicately with the metallic paint on the last two floors. The large glass openings give rhythm to the composition and promise optimal luminosity to the apartments.

To enhance the light and luminous structure of BORÉALES with green, the landscapers have thought of a new way to experience the gardens. They can be visited by walking along a wooden footbridge. The colors of nature dialogue harmoniously with the clarity of the facade. The composition of the heart of the block is refined and takes up the characteristic undulations of the architecture. Composed of a rich plant palette, this landscaped gallery has 65 trees chosen from 10 different species, including serviceberry and medlar...