

Top-Floor Luxury Apartment with Panoramic Views and Expansive Terrace in Lyon Part-Dieu



INFORMATION

Town:	Lyon 3e Arrondissement
Department:	Rhône
Bed:	3
Bath:	2
Floor:	103.05 m2
Outside Space:	6 m2



IN BRIEF

Discover this high-end 103 m² apartment on the top floor of the VERTUO PART-DIEU residence. With its 52 m² terrace, its bright 4 rooms, and a strategic location in the heart of Part-Dieu, it offers comfort, modernity, and a panoramic view. Available from the 1st quarter of 2026 for €820,000, it includes a secure private parking box (no. 09) and immediate access to amenities and transport.



ENERGY - DPE

DPE not required.

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.



DESCRIPTION

EXCEPTIONAL OPPORTUNITY IN PART-DIEU - 4-ROOM APARTMENT.

Discover an apartment in the prestigious VERTUO PART-DIEU residence, an exceptional real estate project located in the heart of the dynamic Part-Dieu district, this apartment combines luxury, functionality, and comfort in a sought-after urban setting.

Main Features:

Type of apartment: 4 rooms

Living area: 103.05 m²

Exposure: South-East – optimal brightness throughout the day

Floor: 8th (top floor) offering an exceptional panoramic view

Terrace: 52.56 m² for relaxing outdoor moments

Loggia: 5.6 m² for additional outdoor space

Total outdoor spaces: 58.16 m²

Green spaces area: 75.60 m², for a soothing and green environment

Parking included: Private box no. 09

Room Layout:

This apartment is designed to blend aesthetics and functionality. Here is the breakdown of the spaces:

Entrance: 9.08 m², equipped with storage for a warm and practical welcome.

Living room: 33.14 m², a spacious and bright living area, perfect for family or friends' gatherings.

Kitchen: 10.10 m², semi-open to the living room, offering a balance between conviviality and privacy. Customizable layout options available.

Bedrooms:

1st bedroom: 11.57 m²

2nd bedroom: 10.31 m²

3rd bedroom: 20.56 m²

Bathroom: 3.40 m²

Shower room: 3.59 m²

Separate WC: 1.30 m²

LOCAL TAXES

Taxe habitation: EUR

NOTES