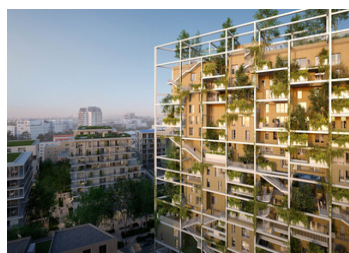


Issy-les-Moulineaux, new build 3 bedroom flat in award winning green building designed by renown architect



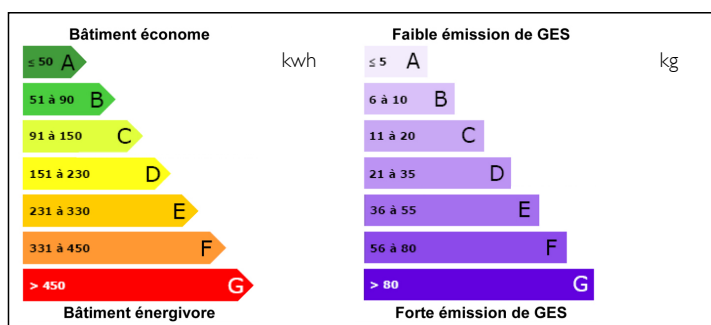
INFORMATION

Town:	Issy-les-Moulineaux
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	88 m2
Outside Space:	17 m2

IN BRIEF

Issy-les-Moulineaux, 3-bedroom flat – 87.8 m² + 16.5 m² outside space. Described by the architect Winy Maas of the architecture firm MVRDV, the concept of “La Serre” is a green vertical village contained in a framework. The two exterior pathways rising to the roof, as well as many common areas, such as the rooftop garden and “urban window”, incite encounters between the neighbors. Situated in a new eco-district of Issy, at the intersection of RER C (access to the center of Paris) and the future metro line 15, this high-end flat offers a 96 m² weighted area (an open living room/kitchen space, 3 bedrooms, 2 bath, 1 wc). From its 15th floor, the flat, framed by large floor to ceiling bay windows as well as the terrace and balcony, offers gorgeous views of city. The flat has the latest technology in soundproofing and energy efficiency, with a home automation system...

ENERGY - DPE



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

APARTMENT DETAILS:

Rooms: Living Room/Kitchen 31.0 m², Bedroom 1 (11.8 m²), Bedroom 2 (12.5 m²), Bedroom 3 (10.3 m²), Shower room (2.8 m²), Bathroom (5.6 m²), WC (1.8 m²)

Weighted area 96 m² = 10315 euros/m² ; Total 103.3 m² = 87.8 m² Carrez Law + 16.5 m² terrace.

Annexe(s) : 2 parking, cave.

Ref: Lot n° A1541. Parking n° 22, 23.

BUILDING DETAILS:

Enter "La Serre" and let yourself be guided: start your walk by taking a green pathway to access a double height hall completely opened by windows. From there, stroll from floor to floor via the exterior aerial staircases that run along the façade of the building and connect shared terraces with incredible plant palettes: scent, medicinal, aromatic, Mediterranean gardens...

On the 9th floor, relax for a few moments in the heart of the urban window, a place for sharing and conviviality, and contemplate the unobstructed views of the city and beyond, from east to west.

But don't stop there, the stroll is not over: climb up to the rooftop: a 360° viewpoint is offered to you: magnificent views over Issy-les-Moulineaux as well as Paris and the Seine. This shared terrace will host an abundant of vegetation, a vineyard, and a vegetable garden, so you can grow fruits and vegetables without leaving your home!

Once this outdoor vegetation tour is over, it's time to discover the apartments of the residence in more detail. The building's unusual architecture, with its protruding or recessed volumes, allows for a variety...

NOTES