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## Duplex rooftop with breathtaking views of Lyon in a luxury residence

Lyon , Rhône , Auvergne-Rhône-Alpes



€2,150,000

inc. of agency fees

3 Beds   1 Baths   180 sqm   0.01 ha

In the heart of Lyon's 5th arrondissement, nestled on the top floor of a contemporary luxury residence, this splendid duplex apartment offers 180 sqm...

### At a Glance

**Reference** MFH-EAL11528-2

**Bed** 3

**Land** 0.01 ha

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €2,150,000

**Hab.Space** 180 sqm

**Land Tax** N/A

### Property Description

In the heart of Lyon's 5th arrondissement, nestled on the top floor of a contemporary luxury residence, this splendid duplex apartment offers 180 sqm of floor space (178 sqm Carrez law). A rare property, both elegant and functional, enhanced by 102 sqm of terraces and a 35 sqm rooftop offering exceptional panoramic views of the city of Lyon and the Alps. High-end amenities, generous volumes, and omnipresent light characterize this unique address, within a condominium with a swimming pool, tennis court, and security services. The entrance leads to a vast living room bathed in light, thanks to an impressive skylight. The space consists of a high-end kitchen opening onto a living and dining room, extended by the terraces. An ethanol fireplace, light oak parquet flooring, and a custom-made library bring character and refinement. A pantry, laundry room, and separate toilet complete this level. The sleeping area features three bedrooms with direct access to an air-conditioned winter garden, including a master suite with a dressing room and private bathroom. A shower room and a second toilet complete the ensemble. The exterior spaces invite relaxation and contemplation. The landscaped and landscaped terraces feature a jacuzzi with breathtaking views of Lyon. The private rooftop, accessible by stairs, offers an exceptional space for entertaining or relaxing. The immediate surroundings benefit from all amenities: renowned schools, local shops, and rapid transport to the city center. A double garage with a cellar, pellet and gas heating, underfloor heating and cooling, triple sound insulation, integrated home automation, and automatic watering complete the amenities. ENERGY CLASS: C / CLIMATE CLASS: C  
Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR2,480 and EUR3,430  
Condominiums of 56 units (No proceedings in progress).

Annual expenses : 2000 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€2,150,000

## Key Information

Year Built:	2018
Internal Area:	180 sqm
Land Area:	0.01 ha

## Location: Auvergne-Rhône-Alpes



## Gallery









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**S. and L. BROWN**



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