



## EXOTIC GARDEN - 3P APARTMENT - VILLA EDELWEISS

For sale

3 250 000 €

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|--|---|
| <i>Product type</i><br><b>Apartment</b>              | <i>Num rooms</i><br><b>3 rooms</b>        |
| <i>Building</i><br><b>Edelweiss</b>                  | <i>District</i><br><b>Jardin Exotique</b> |
| <i>Living area</i><br><b>87,10 m<sup>2</sup></b>     | <i>Bedrooms</i><br><b>2</b>               |
| <i>Bathroom</i><br><b>1</b>                          | <i>Cellar</i><br><b>1</b>                 |
| <i>Floor</i><br><b>Ground floor</b>                  | <i>Condition</i><br><b>To refresh</b>     |
| <i>Mixed use</i><br><b>Yes</b>                       | <i>Release date</i><br><b>Available</b>   |
| <i>Ref.</i><br><b>PE_APPARTEMENT_VILLA EDELWEISS</b> |   |

Step into your future home. Located in a distinguished bourgeois building in the heart of the Exotic Garden district, this three-room apartment offers a rare opportunity for transformation. The exclusive renderings by our Home Stager, Laura Melgaard, unveil a refined vision of its future elegance and showcase the remarkable potential of this property.

### Commercial premises convertible into a 3-room apartment

Nestled in the highly sought-after Jardin Exotique district, within a peaceful and residential setting, this property presents a rare opportunity to create a bespoke home. A project for its conversion into a three-room apartment has already been approved by the DPUM, with planning permission granted and the residential façade validated.



The administrative procedures have therefore been completed, leaving only the renovation and interior fit-out works to bring this future residence to life according to your tastes and lifestyle.

To help you envision the possibilities, exclusive renderings created by our Home Stager, Laura Melgaard, reveal the property's full potential and offer an inspiring glimpse of its future transformation.







