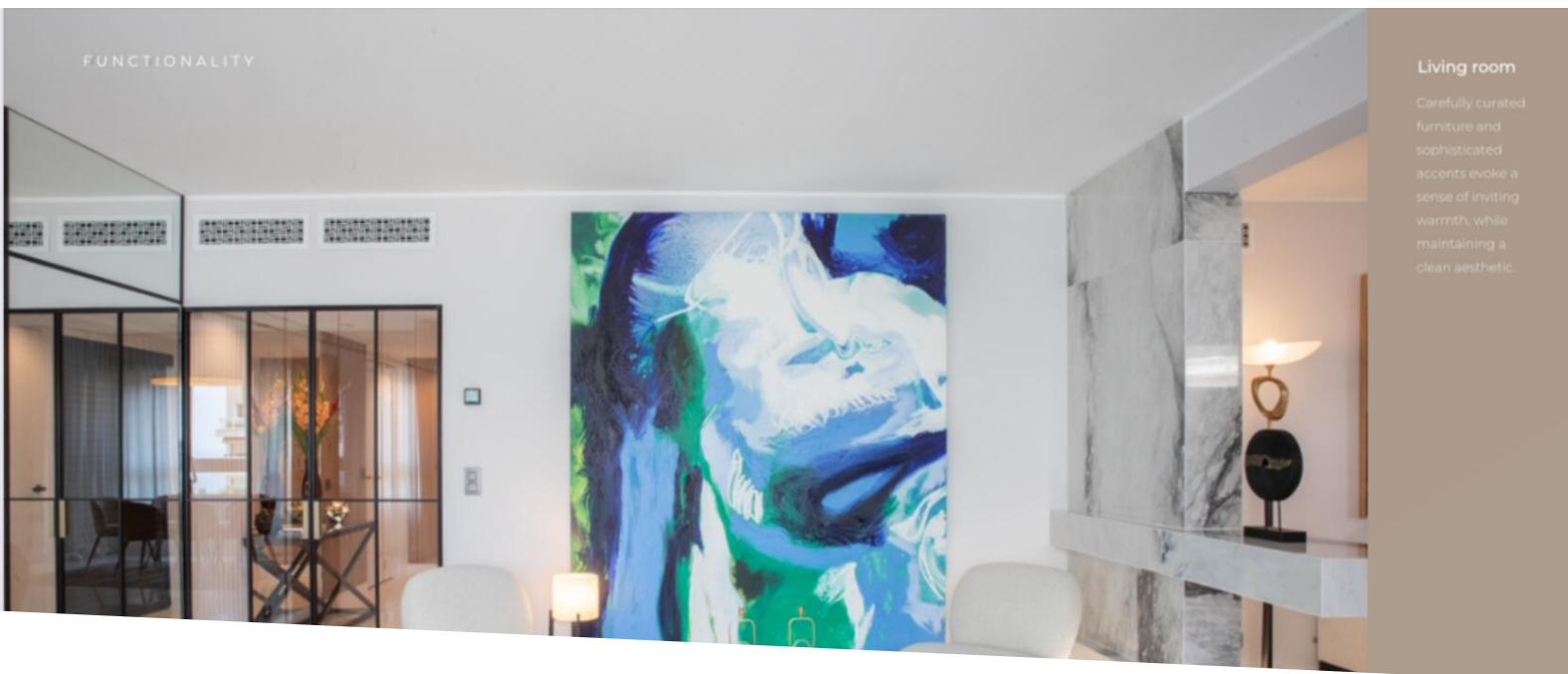




. Elevated Living with Timeless Elegance

For sale

16 920 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms
<i>Building</i> Rocazur	<i>District</i> La Rousse - Saint Roman
<i>Living area</i> 196 m²	<i>Terrace area</i> 95 m²
<i>Total area</i> 291 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 3	<i>Parkings</i> 2
<i>Cellar</i> 1	<i>Floor</i> 6
<i>Condition</i> Luxurious services	<i>Furnished</i> Yes
<i>View</i> Beautiful unobstructed view Ref. W2	<i>Exposure</i> South

Stunning 3-Bedroom Apartment in Rocazur – High Floor with Private Garden Terrace

Located on a high floor of the prestigious Rocazur building, this beautifully renovated apartment offers luxurious living with breathtaking views and a rare private garden terrace in the sky.

The apartment features:

- A refined entrance hall leading to a spacious living and dining area, seamlessly opening onto the lush, sky-high garden terrace – perfect for entertaining or relaxing in complete privacy.
- A fully equipped, elegant kitchen, along with a separate laundry room and guest toilet.
- A master bedroom suite with a dressing room and an en-suite shower room.
- Two additional bedrooms, each with their own stylish shower rooms.



Impeccably renovated with high-end finishes and designer furnishings, the apartment is ready to move in.

Extras include:

- 2 secure parking spaces
- 1 cellar

A rare gem combining comfort, elegance, and outdoor living.



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Unlike the cramped balconies of nearby buildings, this residence features a 95-meter private terrace complete with an automatic cooling pergola

furnished, allowing for design customization through furniture replacement

2023, this pristine penthouse remains untouched post-renovation

the residence shares a courtyard with the French Embassy



Concierge services with a focus on resident autonomy



Two expansive, secure garages within the building, valued at approximately €1 million, on the 3rd floor, and a private storage unit on the 5th floor



A gourmet kitchen outfitted exclusively with Miele appliances, including a teppanyaki grill and wine storage unit

FUNCTIONALITY

Guest bedrooms Master bedroom



1 Terrace **EXCLUSIVE** 95 m²



14 Service terrace



2 Master bedroom



15 Separate staff entrance

