

## DESCRIPTION OF THE PROPERTY

In a real estate complex located in PARIS 16th arrondissement (75016), 34 avenue Raphaël. Registered in the land registry as follows:

Section	Number	Locality	Area
CQ	32	34 AV RAPHAEL	00ha 16a 13ca

The following condominium lots:

### **Lot number 17**

In building A, on the eighth and ninth floors, to the left, apartment 16B, composed of:

- on the eighth floor: entrance hall, living room, dining room, three bedrooms, three bathrooms with toilets, kitchen, laundry room, guest toilet, internal staircase leading to the ninth floor;
- on the ninth floor: a living room/dining room, a kitchen, and a private terrace.

And seven hundred eighty-four over ten thousand two hundred twenty-first (784/10221) of the ownership of the land and the common areas.

### **Lot number 81**

In building A, on the eighth and ninth floors, to the right, a duplex apartment comprising:

- on the eighth floor: entrance hall, living room/dining room, two bedrooms, two bathrooms with toilets, pantry, laundry room, kitchen with veranda, guest toilet, internal staircase leading to the ninth floor;
- on the ninth floor, to the right: landing, living room, toilet, one bedroom, a bathroom with a dressing room, a private terrace.

And seven hundred eighty-four over ten thousand two hundred twenty-first (784/10221) of the ownership of the land and the common areas.

**It is specified that, following work carried out by a previous owner, the above-mentioned lots 17 and 81 have been combined to form a single housing unit currently designated as follows:**

- on the eighth floor, two entrance halls, a living room, a bar, a dining room, four bedrooms with bathrooms and toilets, three of which have a dressing area, a guest toilet, a laundry room, a laundry room with part under the veranda, a kitchen, and two internal staircases giving access to the ninth floor;
- on the ninth floor, one bedroom, a bathroom with a dressing room, an office, and a dressing room.

### **Lot number 25**

In building A, on the second floor, service room number eight (8).

And twenty over ten thousand two hundred twenty-first (20/10221) of the ownership of the land and the common areas.



**Lot number 30**

In building A, on the second basement, at the back of the building on the left, a large garage number one (1) for one large and two small cars.

And thirty-two over ten thousand two hundred twenty-first (32/10221) of the ownership of the land and the common areas.

**Lot number 38**

In building A, on the first basement, at the back of the building on the left, garage number nine (9) for one large car and two small cars.

And thirty-two over ten thousand two hundred twenty-first (32/10221) of the ownership of the land and the common areas.

**Lot number 61**

In building A, on the second basement, at the end of the corridor opposite cellar number two (2), the cellar number eight (8).

And four over ten thousand two hundred twenty-first (4/10221) of the ownership of the land and the common areas.

**Lot number 63**

In building A, in the corridor leading from cellar number two (2), fourth door on the right, cellar number ten (10).

And two over ten thousand two hundred twenty-first (2/10221) of the ownership of the land and the common areas.

**Lot number 75**

In building B, in the garden at the back of the building, on the first floor, door at the end of the corridor on the left, service room number seventeen (17), shower or bathroom and toilets common to lots 76, 77, and 78.

And thirty over ten thousand two hundred twenty-first (30/10221) of the ownership of the land and the common areas.

**Lot number 76**

In building B, in the garden at the back of the building, on the first floor, door facing the landing adjoining room number seventeen (17), service room number eighteen (18), shower or bathroom and toilets common to lots 75, 77, and 78.

And twenty-seven over ten thousand two hundred twenty-first (27/10221) of the ownership of the land and the common areas.

It is specified that:

- there is a private terrace in the combined lots 17 and 81,
- the garage corresponding to lot 30 is enclosed,
- the garage corresponding to lot 38 is open,
- following work carried out by a previous owner, the above-mentioned lots 75 and 76 have been combined to form a single housing unit currently designated as follows:

On the first floor of building B, two communicating rooms, with an open kitchenette in one of the rooms, a bathroom with a toilet.

Furthermore, it is noted that:

- this description is strictly indicative and does not imply the legality of the properties regarding condominium law and urban planning law.
- **the designation of lots seventeen (17) and eighty-one (81) as stated above results from the previous title and does not correspond to the current designation of the premises, which are currently undergoing renovation** (complete clearing of the premises completed).
- significant renovation works will be required for lots seventeen (17) and eighty-one (81) as well as potential adaptation of the descriptive state of division – condominium regulations.

#### PRIVATE SURFACE AREAS

The certificates of the private surface area of the lots subject to the provisions of Article 46 of the law of July 10, 1965 will be included in the information file. From these, it results that the lots subject to consultation measure:

- 4483,17 sq ft (416,50 m<sup>2</sup>) for the lower level of the combined lots 17 and 81 and 1580,14 sq ft (146,80 m<sup>2</sup>) for the upper level of said lots,
- 107,64 sq ft (10.00 m<sup>2</sup>) for lot number 25,
- 301,39 sq ft (28.00 m<sup>2</sup>) for the combined lots 75 and 76.

#### LEGAL ORGANIZATION OF THE REAL ESTATE COMPLEX TO WHICH THE PROPERTY BELONGS

The properties belong to the real estate complex subject to the condominium regime.

The real estate complex has been the subject of a descriptive state of division and condominium regulations established by an act received by Maître BONNART, notary in PARIS, on December 8, 1966, published in the Paris 8 real estate publicity service on January 24, 1967, volume 6024 number 10.

*(creation of 78 lots numbered 1 to 78)*



The descriptive state of division - condominium regulations have been modified:

- by an act received by Maître GUITTON, notary in PARIS, on April 28, 1978, published in the Paris 8 real estate publicity service on September 4, 1978, volume 2321, number 6.

*(deletion of lot 37, the co-ownership fractions are now expressed in 9,995 parts)*

- by an act received by Maître DEMESSENCE, notary in PARIS, on October 3, 2005, published in the Paris 8 real estate publicity service on November 2, 2005, volume 2005P, number 7787.

*(creation of lots 79 and 80 by deduction from the common areas, merger and deletion of lots 16, 79, and 80 to create lot 81, the co-ownership fractions are now expressed in 10,188 parts)*

A corrective certificate was established by the notary on November 10, 2005, and published in the Paris 8 real estate publicity service on November 23, 2005, volume 2005P number 8276.

A corrective act was received by Maître DEMESSENCE, notary in PARIS, on June 13, 2007, published in the Paris 8 real estate publicity service on June 26, 2007, volume 2007P number 4107.

- by an act received by Maître DURAND, notary in PARIS, on March 16, 2009, published in the Paris 8 real estate publicity service on March 30, 2009, volume 2009P number 1559.

*(creation of lot 82 by deduction from the common areas, the co-ownership fractions are now expressed in 10,190 parts)*

- by an act received by Maître GUILLEMIN, notary in PARIS, on November 15, 2012, published in the Paris 8 real estate publicity service on January 3, 2013, volume 2013P number 42.

*(change in the composition of lot 1 and creation of lots 83 and 84 by deduction from the common areas, the co-ownership fractions are now expressed in 10,214 parts)*

- by an act received by Maître OZANNE, notary in ROUEN, on April 29, 2015, published in the Paris 8 real estate publicity service on June 1, 2015, volume 2015P number 2679.

*(creation of lot 85 by deduction from the common areas, the co-ownership fractions are now expressed in 10,217 parts)*

- by an act received by Maître TREVISIOL-TOKKA, notary in CHATOU, on May 6, 2024, published in the Paris 2 real estate publicity service on June 5, 2024, volume 2024P number 16258.

*(creation of lot 86 by deduction from the common areas, the co-ownership fractions are now expressed in 10,221 parts)*

## VARIOUS INFORMATION

Use: residential

Parking: yes

Occupancy/situation: Properties free of any rental/occupation.

Old/new: old

Urban Planning:

The real estate complex is located in urban zone UG of the local urban planning plan for Paris, which was approved by prefectural decree on November 24, 2022.

PLU regulations:

- General Urban Zone (UG)
- Provisions regarding destinations:
  - Land subject to Article UG. 1.4.1
  - Housing development sector
  - Area severely deficient in social housing
- The real estate complex is located within the perimeter:
  - of a registered site and protection of historical monuments,
  - of a surveillance zone and pest control against termites,
  - of a risk area for lead exposure,
  - of a sector for enhanced compensation,
  - of a sector for maintaining ecological continuities and protected open space to be vegetated.

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