

# French Property, properties in France, France property

Submitted by: TheMoveChannel.com

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New property investment opportunities in Paris

TheMoveChannel.com, the leading international property portal, announces a number of new New property investment opportunities in Paris

TheMoveChannel.com, the leading international property portal, announces a number of new Paris Property (<http://www.themovechannel.com/property/france/paris>) developments or properties for sale, including:

- Available 1st Quarter 2009 (1 bed duplex apartments, rooftop garden, 4 star contemporary property, prices from £256,253)
- Saint-Maurice (Apartment with guaranteed 4.76% rental yields, 11 yr renewable commercial lease, prices from 116,319 euros, fully managed and furnished)

Properties in France (<http://france.themovechannel.com>) may not be an investment opportunity UK investors have considered in the past, so TheMoveChannel.com provides an overview of Paris and its culture.

Fast Facts:

Country: France

Population: 2,167,994

Area: 86.9 km<sup>2</sup>

Currency: € Euro

Official Language: French

Telephone Code: +33 1

Location Information

Situated on the River Seine in Northern France, at the heart of the Île-de-France region, Paris is the country's largest and most populous city.

With the fifth largest city economy in the world, Paris is the business pulse of France, accounting for more than a quarter of the national GDP.

Paris is known as La Ville-lumière (The City of Light), a name it owes both to its fame as a centre of education, science and arts and as a reference to its early adoption of street lighting.

Having a colourful and well documented past, Paris was the centre stage for the French Revolution in the 18th century, recovered from cholera in the 19th century and survived two world wars in the 20th century.

What's the Attraction?

With a history of revolts, diseases and wars, modern day Paris is popular and extremely vibrant, with Parisians very proud of their coveted city, which is visited by more tourists than any other destination in the world.

The city is renowned for its museums and monuments with the Louvre one of the largest and most famous museums, housing many works of art, including the Mona Lisa and the Venus de Milo statue.

Disneyland Resort Paris is another major tourist attraction not only for visitors to Paris, but to Europe as well, with an estimated 14.5 million visiting it in 2007.

The city is renowned for its nightlife, with a stream of bars, clubs and numerous cafes peppering the streets. There are also theatres, opera houses and the Moulin Rouge cancan shows, reliving the 1920's when Paris was the place to be for cabaret entertainment.

### Paris Architecture

Paris has many famous and historic structures, with the iconic Eiffel Tower being the most recognised and visited attraction in the city. Named after its designer, engineer Gustave Eiffel, the Eiffel Tower is the tallest building in Paris. The structure took two years to build and after it was completed in 1889, it was criticised heavily by the public who perceived it as an eyesore.

The tower had an original permit to stand for 20 years, after which the City of Paris had planned to tear it down but as the tower became more popular and valuable, it was allowed to remain after its permits expiration date.

The Arc de Triomphe is another famous symbol of Paris and honours those who fought for France, particularly during the Napoleonic Wars. On the inside and the top of the arc there is a list of generals and the wars that France fought.

The Notre Dame de Paris is another popular piece of Paris. The cathedral is widely considered one of the finest examples of French Gothic architecture in the world. It is still used as a Roman Catholic cathedral and is the seat of the Archbishop of Paris. The name Notre Dame means "Our Lady" in French.

### Infrastructure & Investment

Recent research by Global Property Guide indicated that this year, per sq. m. prices in Paris are around €8,260 to €11,544, making it one of the most expensive cities in the world to buy property in.

Apartment prices average €10,485 per sq. m. and a 120 sq. m. apartment now costs €10,014 per sq. m. compared to €6,667 per sq. m. a year ago. Apartments in Paris that are 200 sq. m. and above are the most expensive, starting at around €13,087 per sq. m.

Using figures from the National Institute of Statistics and Economic Studies (INSEE) - apartment prices in Paris from 2000 to 2005 rose by 76.4%, which was lower than the 86% recorded for the entire country.

As an extremely business orientated city, the public transport in Paris is first class. It has the world renowned Métro and is also serviced by a modern motorway and freeway system, a high-speed train network and two major airports.

#### The Paris Property Market

Entry level - Le Domaine du Val de Seine is an outstanding investment leaseback development that faces the river Seine on the outskirts of Paris. Facilities will include a car park, indoor swimming pool and fitness centre. The accommodation is fully furnished and an initial 11 year rental guarantee is offered with rentals at 5.45% for 2 beds and 5.48% for the studios. Prices start from €77,000

Mainstream – A lovely ground floor, refurbished, 2-bedroom apartment, located in the 18th municipal borough of Paris. Close to local amenities this spacious flat comes with a fully fitted kitchen and bathroom. Price €365,000.

Top of the range – This very elegant and spacious apartment has stunning views of the Eiffel Tower from the living room and master bedroom. With 2 additional bedrooms, 2 bathrooms, a basement and a grand courtyard, this luxurious property is priced at €3,200,000.

#### Rental Potential

Rental yields in Paris have slightly dropped as rents have decreased, accompanied by a rise in house prices.

Larger apartments have lower yields, recently dropping to around 3.42%, while 30 sq. m. flats have yields of about 4.37%. Monthly rents per sq. m. are at an average of €33.6, with apartments over 200 sq. m. generating rents at around €37.33 per sq. m.

Dan Johnson, Managing Director, comments: "It's worth investors collecting information on the arrondissement they are buying in both in terms of price and rental levels, but also recent and predicted capital appreciation."

For more information on French Property (<http://france.themovechannel.com>) in general please visit <http://france.themovechannel.com/>

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#### Notes to editors:

TheMoveChannel.com is a property website that was founded in 1999 as an online resource for buying, selling and learning about property. It now receives as many as 300,000 visits per month and advertises over 50,000 properties in nearly 90 countries, which are listed by over 500 partner organisations.

For further information as well as images and interview possibilities, please contact:

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