



04 67 42 89 68 | agence@marianneimmobilier.com | www.marianneimmobilier.com

340 900 €

New apartment

3 rooms

Surface : 73 m²

Year of construction : 2026

Inner condition : new

Features :

lift, double glazing, Résidence sécurisée, calm

2 bedroom

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases (ges) : Unavailable

Document non contractuel
28/04/2025 - Prix T.T.C

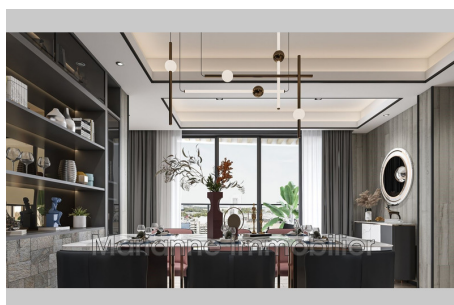


Apartment Lattes - Ref. 825V901A

Discover, Lattes Centre Residence: Immerse yourself in elegance and comfort with the "Résidence de Lattes Centre", a true haven of peace designed to meet everyone's expectations. Located in a green setting and close to amenities, this new luxury residence offers new apartments ranging from T1 to T4, combining functional spaces and high-end services. A unique place to live The Lattes Centre Residence is distinguished by: - Modern and elegant architecture, perfectly integrated into its environment. - Landscaped green spaces, ideal for relaxation and conviviality. - A strategic location in Lattes Centre, offering quick access to Montpellier, the beaches and the main roads. Apartments designed for you: Each new accommodation is bright and optimized, and benefits from quality equipment: - Carefully designed interior spaces, with equipped kitchens and high-end finishes. - Spacious terraces or balconies to enjoy the outdoors. - Advanced thermal and acoustic insulation, meeting the RE2020 standard, for maximum comfort. Quality services and benefits: - Enhanced security: color videophone, Vigik access control. - Private parking: secure basement and premises for electric bikes. - Elegant common areas: neat entrance hall, modern elevators. An opportunity to

live or invest in the residence is eligible for the LMNP and PTZ schemes, ideal for first-time buyers and for secure and profitable investments. Take advantage of this offer at a reduced price for a purchase on-plan (VEFA), with notary fees offered. - T2 of 41.80 m² including tax. - T3 of 66.00 m²: from €340,900 including tax. Expected delivery: 2026**. What are the advantages of the Lattes Centre Residence? - Rapid activation, and sale in the future (LMNP). - New building compliant with RT2020 regulations.

- Access to the PTZ eligible for the greatest number, ideal for first-time buyers. - An attractive new program in an exceptional setting. Contact us now: Don't miss the opportunity to acquire a new apartment in an exceptional setting. For any information, visit or reservation, contact us without delay. Take advantage of the developer offer and become an owner today in Lattes!



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