



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

Price on request

Buying apartment

4 rooms

Surface : 105 m²

Surface of the living : 43 m²

Year of construction : 2026

Exposition : Sud

View : Panoramique

Hot water : Individuelle
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

lift, double glazing, Résidence
sécurisée, calm, Résidentiel,
Volets roulants électriques

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : Unavailable

Document non contractuel

25/10/2025 - Prix T.T.C



Apartment Castelnau-le-Lez - Ref. 825V959A - Mandate n°Mandat cadre

Exceptional 3-Bedroom Apartment on the Top Floor with Panoramic Terrace A Unique Property Located on the 5th and top floor, Lot B504 is an exceptional 3-bedroom apartment that combines space, light, and high-end finishes. Living area: 105.7 m² Panoramic terrace: 91.3 m² offering a 360° view of Castelnau-le-Lez and Montpellier Private outdoor storage rooms: 3.1 m² and 1 m² Total outdoor space: 95.4 m² Living room / Kitchen: 43.7 m² Bedroom 1 (master suite): 15.6 m² Bedroom 2: 11.9 m² Bedroom 3: 10.9 m² Walk-in closet: 2.0 m² Bathroom: 5.7 m² Shower room: 3.3 m² WC: 2.2 m² Price: €535,000 including VAT with 2 parking spaces included. Reduced notary fees / No agency fees High-End Features Large format tiles Wall-mounted air conditioning and reversible heating (urban heat network) Electric central roller shutters with smart bioclimatic control Bathroom equipped with vanity unit, backlit mirror, and towel warmer Carefully done paintwork with customization options A Thriving Neighborhood 15 minutes from Montpellier's historic center, TGV train station, and airport Immediate proximity to shops, schools, restaurants, markets, Odysseum shopping center, and sports facilities Neighborhood served by Bus-Tram (direct connection to Place de l'Europe, tram



Annual current expenses 1 400 €

Marianne Immobilier - 91, Avenue du Pont Juvénal - 34000 Montpellier

Well condominium

Tél: 04 67 42 89 68 - agence@marianneimmobilier.com

60 lots in the condominium

Carte professionnelle n°3402 2017 000 016 749 délivrée par la CCI de l'Hérault le 17/02/2023 - RCS B 434 292 512 Montpellier

Code NAF 703A - Garantie financière : La société de caution mutuelle des professions immobilières et foncières SOCAF - 26 avenue de Suffren - 75015 PARIS - Document non contractuel