



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

## Price on request

### Buying appartement de prestige

Surface : 154 m<sup>2</sup>

Surface of the living : 63 m<sup>2</sup>

Year of construction : 2026

Exposition : Sud ouest

View : Panoramique

Hot water : Individuelle thermodynamique

Inner condition : new

Standing : Prestige

Building condition : new

### Features :

lift, double glazing, Résidence sécurisée, calm, Résidentiel, electric shutters, Parking visiteurs

3 bedroom

3 terraces

2 showers

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : Unavailable

Document non contractuel

16/12/2025 - Prix T.T.C



## Appartement de prestige Lattes - Ref. 825V973A - Mandate n°Mandat cadre

**PENTHOUSE ROOFTOP – A LIFESTYLE SUSPENDED ABOVE LATTES** The prestige of a contemporary apartment, the exclusivity of a penthouse, the freedom of an exceptional rooftop terrace. Discover a prestigious T4 loft: sculpted by light, open to the sky, and surrounded by breathtaking outdoor spaces. This prestigious property with 126 m<sup>2</sup> of living space – **SPECTACULAR VOLUMES** From the moment you enter, the tone is set: Step into a magnificent 63 m<sup>2</sup> living area, designed as a loft where the spaces fully express themselves. Open-plan living room + kitchen of 63.27 m<sup>2</sup> Ambiance: large picture windows, abundant natural light Open, flowing spaces with minimal partitions, creating a feeling of spaciousness Contemporary atmosphere, clean lines, elegant proportions The sleeping area, perfectly separated from the living space, features three comfortable bedrooms, two of which open directly onto a private south-facing terrace. Two stylish bathrooms, a separate laundry room, and plenty of built-in storage complete this ensemble, offering the ideal balance between design, modernity, and everyday comfort. **AN EXCEPTIONAL PENTHOUSE – ON THE TOP FLOOR R+6** Perched at the summit of the building, the penthouse loft overlooks the horizon. No buildings



solarium, a fitness area An exclusive atmosphere blending sky, greenery, and architecture Unforgettable moments: dinners, sunsets, evenings above it all... **AN UNMATCHED TRIPLE OUTDOOR EXPERIENCE: 274.7 m<sup>2</sup> OF TERRACES & BALCONIES** in addition to the rooftop: Main terrace of 97.92 m<sup>2</sup> adjacent to the living room Balcony terrace of 22.91 m<sup>2</sup> for intimate moments A total of 274.71 m<sup>2</sup> of private outdoor spaces to enjoy indoor-outdoor living all year round In this penthouse, the terraces extend the loft endlessly. Price: €935,900 including VAT

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

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Carte professionnelle n°3402 2017 000 016 749 délivrée par la CCI de l'Hérault le 17/02/2023 - RCS B 434 293 512 Montpellier

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

with 2 underground parking spaces Reduced notary fees / No agency fees  
\*\*NOTARY FEES OFFERED for the first 10 buyers.\*\* Delivery: 4th quarter 2027 A  
STRATEGIC LOCATION – LES HAUTS DE LATTES Close to everything: Shops &  
market: 7 min walk Schools in the neighborhood Middle school: 10 min High  
school: 12 min Beaches: 15 min Méjean ponds: 10 min walk TGV station / tram:  
quick access Montpellier airport: 10 min An ideal setting, between preserved  
nature and urban vibrancy. Contact us today to arrange a personalized visit and  
explore this exceptional property firsthand. Non-contractual mood image

Fees and charges :

Annual current expenses 1 800 €

Well condominium

50 lots in the condominium