



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

Price on request

Buying apartment

3 rooms

Surface : 62 m²

Surface of the living : 30 m²

Year of construction : 2026

Exposition : Est

View : Bord de mer

Hot water : Individuelle
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

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

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : Coming soon

Document non contractuel
25/10/2025 - Prix T.T.C



Apartment Le Grau-du-Roi - Ref. 825V934A - Mandate n°Mandat cadre

New 3-Room Apartment with Terrace-Garden and Parking Area: 62m² Terrace: 21.5m² Garden: 24.5m² Real Estate Listing: Residence in Camargue – Le Grau-du-Roi Beach Welcome to Camargue, an exceptional residence located just 250 meters from the beaches of Le Grau-du-Roi, where Mediterranean charm meets modern comfort. This housing development offers 28 elegant and bright apartments, ranging from 1 to 3 bedrooms, with sizes from 44 to 111 m² and prices starting at €259,000. The highlights of Bleu Camargue: - Prime location: A peaceful residential neighborhood, very close to the town center, shops, the Seaquarium, and leisure facilities. - Refined architecture: A modern and timeless design featuring high-quality materials like wood and glass, creating an elegant and warm atmosphere. - Optimized living spaces: Brand-new apartments designed for well-being, with spacious rooms and large bay windows opening onto private terraces or gardens. - Premium features: Large-format tiling, electric roller shutters, modern appliances, and pre-installation for electric vehicle charging stations. A unique Mediterranean setting Enjoy an extraordinary lifestyle between sea and nature. Shared spaces include a beautiful landscaped central courtyard



Annual current expenses 1 200 €

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

Well condominium

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

28 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