



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

Price on request

Buying apartment

2 rooms

Surface : 44 m²

Surface of the living : 22 m²

Year of construction : 2026

Exposition : Sud

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

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : Coming soon

Document non contractuel
24/10/2025 - Prix T.T.C



Apartment Le Grau-du-Roi - Ref. 825V935A - Mandate n°Mandat cadre

New T2 Garden-Terrace with Parking – Perfect for a Second Home Area: 44.1m²
Terrace: 8.6m² Garden: 17.4m² Real Estate Listing: Camargue Residence – 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 development offers 28 elegant and light-filled
apartments, from T2 to T4, ranging from 44 to 111 m², with prices starting at
€259,000. Key Features: - Prime Location: A peaceful residential neighborhood,
just steps from the town center, shops, the Seaquarium, and leisure facilities. -
Refined Architecture: A modern and timeless design featuring quality materials like
wood and glass, for an elegant and inviting look. - Optimized Living Spaces: New
apartments designed for comfort, with spacious rooms and large windows
opening onto private terraces or gardens. - Premium Amenities: Large-format tile
flooring, electric rolling shutters, modern appliances, and pre-wiring for electric
vehicle charging stations. A unique Mediterranean setting. Enjoy an exceptional
living environment between sea and nature. Common areas include a beautiful
landscaped central patio and gentle pedestrian paths for a peaceful daily life.



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