



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

Price on request

Buying apartment

3 rooms

Surface : 77 m²

Surface of the living : 33 m²

Year of construction : 2025

Exposition : Ouest

Hot water : Individuelle
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

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

2 bedroom

1 terrace

1 shower

1 WC

2 parkings

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. 825V954A - Mandate n°Mandat cadre

Live by the Water – New T3 Apartments with Terraces and Direct Beach Access
Imagine... you step outside your door, just a few steps, and your feet are already touching the warm sand... Welcome to your peaceful retreat in Grau-du-Roi, within an exceptional residence right on the beach. Unmatched advantages: Premium T3 apartment – 77.1 m² of living space, Lot 202 Living room – Kitchen of 33.2 m², a large, bright room featuring a four-panel sliding bay window opening onto a 13.5 m² terrace, plus a window that fills the kitchen area with natural light. Bedroom 1 of 15 m² with built-in closet. Bedroom 2 of 11.4 m² with built-in closet. Bathroom of 6.8 m² Separate WC: 2.2 m² Cross-ventilated apartment ensuring good natural airflow. Spacious outdoor terrace, perfect for dining. Top-quality features: reversible air conditioning, home automation, centrally controlled electric shutters, large-format tiles, thermal insulation. Price: €499,000 TTC including 2 parking spaces. Reduced notary fees / No agency fees. Delivery scheduled: 4th quarter 2025
Premium T3 apartment – 67.6 m² of living space Two comfortable bedrooms with built-in closets, 12.6 m² and 11.9 m² Spacious living room-kitchen of 27.8 m², bathed in natural light through large bay windows. Terrace of 15.5 m² for outdoor



at the beach exit. Ideal location: Only 5 minutes from the center of Grau-du-Roi and its shops Quick access to La Grande Motte (3 km) and Montpellier (25 minutes)

Close to marinas, golf courses, natural ponds, and water sports The privilege of exclusivity. These homes are more than just apartments – they offer a true waterfront lifestyle, combining well-being, modernity, and Mediterranean tranquility.

Price : €507,000 TTC including 2 parking spaces. Reduced notary fees / No agency fees. Delivery scheduled: 4th quarter 2025 Contact us today to arrange a visit and

Marianne Immobilier - 91, Avenue du Port Juvenal - 34000 Montpellier

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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

seize this unique opportunity. Images are for illustrative purposes only and are non-contractual

Fees and charges :

Annual current expenses 960 €

Well condominium

23 lots in the condominium