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455 000 €

**Buying apartment**

**4 rooms**

**Surface : 82 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Year of construction : 2025**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : new**

**Standing : Résidentiel**

**Building condition : new**

**Features :**

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

3 bedroom

1 terrace

1 bathroom

1 WC

2 parkings

**Energy class (dpe) : Unavailable**

**Emission of greenhouse gases**

**(ges) : Unavailable**

Document non contractuel

29/04/2025 - Prix T.T.C



**Apartment Montpellier - Ref. 825V912A - Mandate n°Gridky**

Soléa Residence - A new exceptional residence in Port Marianne, Montpellier Live between city and nature in a new building, Discover Soléa, a new residence located in the heart of the popular Port Marianne district in Montpellier. This new program offers you new housing, ideally designed to combine comfort and modernity. Whether you are looking for a new apartment to live in or to invest, Soléa will meet all your expectations with developer prices and attractive developer offers: APARTMENT AVAILABLE FOR RESERVATION All Soléa apartments are available for sale in future completion state (VEFA), with notary fees waived for a limited period. T4 – 7th floor – 82 m<sup>2</sup> – €455,000 and 2 underground parking spaces included This new building offers a generously sized RT2020 apartment, ideal for a large family. - Actuable upon signature, respecting RT2020 standards. Unique advantages in a new residence - Quality services: RT2020 insulation, high-quality materials, bright living spaces. - Private exteriors: Loggias or terraces to enjoy the Mediterranean climate. - Notary fees offered: An opportunity not to be missed. - Quick actionability\*\*: Guaranteeing your purchase in the best conditions. An ideal location for your new apartment In the immediate vicinity of the Écusson and the Place de la Comédie, the Soléa residence offers an exceptional quality of life in Port Marianne! - Transport: Tram, bus, cycle paths for sustainable travel. - Amenities: Shops, restaurants, local markets, schools and universities. - Leisure: Cinemas, museums, parks and beaches just a few minutes away. Don't miss this opportunity, come and visit this new T4

**Fees and charges :**

Annual current expenses 1 400 €

Well condominium

38 lots in the condominium 455 000 € fees included

Marianne Immobilier - 91, Avenue du Pont Juvénal - 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

