



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

Price on request

Buying apartment
4 rooms
Surface : 95 m²

Surface of the living : 29 m²
Year of construction : 2025
Exposition : Sud ouest
View : Dégagée
Hot water : Individuelle thermodynamique
Inner condition : new
Standing : Prestige
Building condition : new

Features :

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

3 bedroom
2 terraces
1 bathroom
1 shower
1 WC
2 parkings

Energy class (dpe) : A
Emission of greenhouse gases (ges) : Comming soon

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



Apartment Montpellier - Ref. 825V948A - Mandate n°Mandat cadre

Exceptional New Prestige 4-Room Apartment in Port Marianne A Rare Opportunity Become the owner of a 4-room apartment offering 96 m² of living space, extended by nearly 39 m² of outdoor areas. A contemporary and iconic residence located in the heart of the Port Marianne district, one of Montpellier's most sought-after neighborhoods. Property Description Entrance: 6.05 m² Bright living room: 29.12 m² opening onto a balcony Modern kitchen: 6.89 m² Master suite: 13.04 m² with a private 4.33 m² shower room Bedroom 2: 9.43 m² Bedroom 3: 9.52 m² Bathroom: 6.53 m² Separate WC: 2.32 m² Laundry room: 1.75 m² Pantry: 1.08 m² Hallways: 5.94 m² Generous outdoor spaces: Terrace 1: 19.19 m² Terrace 2: 19.54 m² Total outdoor surface: 38.72 m² Key features of the residence: Contemporary architecture blending natural stone, Mediterranean greenery, and transparency Large terraces and deep balconies designed for outdoor living Concierge service and shared lounge for residents Landscaped garden at the foot of the buildings, designed as a cool oasis Low-carbon construction: local and bio-based materials (Montdardier stone, natural insulation, etc.) A prime and strategic neighborhood: Port Marianne Tram line 4 right outside the residence, line 1 just a short walk away



arrange a visit and seize this unique opportunity. Ambiance visuals are non-contractual
Marianne Immobilier, 91, Avenue du Pont Juvénal - 34000 Montpellier

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Fees and charges :

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

Annual current expenses 1 500 €

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

Well condominium

48 lots in the condominium