



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

Price on request

Buying appartement de prestige

4 rooms

Surface : 88 m²

Surface of the living : 34 m²

Year of construction : 2027

Exposition : Sud ouest

View : Panoramique

Hot water : Individuelle thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

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

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : Unavailable

Document non contractuel

25/10/2025 - Prix T.T.C



Appartement de prestige Montpellier - Ref. 825V963A - Mandate n°Mandat Cadre

An exceptional panorama at the heart of modernity 9th floor – Outstanding 4-room apartment with open-air terrace. Located on the 9th floor (top floor) of the residence, this apartment embodies the Montpellier lifestyle: light, elegance, and innovation. From your large terrace, enjoy unobstructed views over the roofs of Port Marianne and the Mediterranean horizons. Just steps from the Rives du Lez, Bassin Jacques Cœur, Georges Charpak Park, and Les Halles du Lez, this apartment combines residential tranquility with vibrant urban life. Generous and refined spaces Living area: 88.2 m² Main terrace: 119 m² Orientation: dual exposure South/West Bright living room of 34.25 m² opening onto an open-air terrace 3 spacious bedrooms, including a master suite with private shower room Separate bathroom, Two toilets, Cellar 4.2 m², plus ample storage Cross-ventilated apartment with double exposure offering natural airflow Price: €595,000 all taxes included with 2 parking spaces included. Reduced notary fees / No agency fees Expected delivery: 1st quarter 2028 A unique living environment, a rare address in Montpellier Nestled in the heart of Port Marianne, between Odysseum and the historic center, this residence offers close proximity to shops, schools,



Large living room/kitchen of 40.7 m², flooded with natural light thanks to its wide glass doors 3 bedrooms, including one of 15 m² and a master suite with private shower room Main bathroom, Two toilets, Cellar 3.2 m² Price: €699,000 all taxes included with 2 parking spaces included. Reduced notary fees / No agency fees Expected delivery: 1st quarter 2028 Main advantages: 103.7 m² + 53 m² panoramic terrace Master suite and spacious living area Free public transport for Montpellier residents (Tram line 3 – Pablo Picasso stop 200 m away) Exceptional address just

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

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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

10 minutes from the beaches. Durable Building Label Occitanie and RE 2020
threshold 2025 Contact us today to arrange a visit and seize this unique
opportunity. Non-contractual atmosphere visuals
Fees and charges :
Annual current expenses 1 320 €
Well condominium
60 lots in the condominium