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Price on request

Buying appartement de prestige
4 rooms
Surface : 115 m²

Surface of the living : 49 m²
Year of construction : 2026
Exposition : Sud est
View : Dégagée
Hot water : Individuelle thermodynamique
Inner condition : new
Standing : Résidentiel
Building condition : new

Features :

lift, double glazing, Résidence sécurisée, calm, Résidentiel, electric shutters

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

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

Document non contractuel
15/12/2025 - Prix T.T.C



Appartement de prestige Montpellier - Ref. 825V977A - Mandate n°Mandat cadre

T4 New Cross-Through – 2 Terraces – 2 Orientations – Top Floor Montpellier – Millénaire District Discover an exceptional cross-through apartment, bathed in morning to evening light thanks to its dual orientation and terraces located on either side of the flat. The spacious and bright living room opens onto two terraces on both sides, allowing for a seamless and natural flow between indoor and outdoor spaces. A unique property designed to enjoy sunlight all day long, with unobstructed views and exceptional living comfort. **DESCRIPTION • Top Floor** Private area: 232.3 m² • Living space: 117 m² • Outdoors: 115.25 m² (2 terraces + planted boxes) Living/dining area: 49.13 m² cross-through Access to 2 terraces Rare, light-filled volumes Master suite of 26 m² with large dressing room and private shower room Two comfortable bedrooms, each equipped with built-in wardrobes, offering optimal storage and added daily convenience. Bathroom of 6.2 m² with storage Separate WC Laundry room of 5.8 m² Outdoors: 2 terraces – sun all day long Terrace 1: 10.7 m² – Perfect for morning/ breakfast Terrace 2: 83.5 m² – Architectural pergola planned on the main terrace, ideal for dining and relaxation, with space allocated to install a spa. Planted boxes: 21 m² → Thanks to the two



sought-after strategic location: Bus: 1 minute on foot Odysseum: 7 minutes
Millénaire business district: 3 minutes Jane Evarad Park: 1 minute on foot Schools
– Nursery – Bakery – Pharmacy: under 5 minutes A709 / A9: 5 minutes Beaches:
15-18 minutes Comédie / city center: 12 minutes A bright, cross-through
apartment, with two terraces, dual exposure, very generous volumes, and
exceptional flow. Ideal for those seeking a luxury property offering a true apartment-
villa, flooded with light and designed to fully enjoy both indoor and outdoor living.

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

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Carte professionnelle n°3402 2017 000 016 749 délivrée par la CGL 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

Price: €699,000 including VAT with 2 underground parking spaces Reduced notary fees: No agency fees Delivery: 4th quarter 2027 Come and discover this unique property now, directly on site, accompanied by Marianne Immobilier. Ambiance visual non-contractual

Fees and charges :

Annual current expenses 1 440 €

Well condominium

40 lots in the condominium