



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

Price on request

Buying apartment

3 rooms

Surface : 62 m²

Surface of the living : 26 m²

Year of construction : 2024

Exposition : Sud ouest

View : Dégagée

Hot water : Collective

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

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

2 bedroom

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases (ges) : Unavailable

Document non contractuel

18/12/2025 - Prix T.T.C



Apartment Montpellier - Ref. 825V982A - Mandate n°Mandat cadre

Exceptional New 2-Bedroom Apartment – Port Marianne – Available Immediately A brand-new exceptional residence in Port Marianne, Montpellier Experience city life and nature in a brand-new building, Discover a new residence located in the heart of the sought-after Port Marianne district, one of Montpellier's most desirable areas. Elegant architecture, contemporary lines, high-quality materials, and abundant natural light make this 2-bedroom apartment truly exceptional. Designed to perfectly combine comfort and modernity. Whether you're looking for a new apartment to live in or to invest, this residence will meet all your expectations with developer prices: Description Lot 701 Private area: 75.7 m² Living space: 62.6 m² Open-air terrace: 13.1 m² South-West orientation providing beautiful light until the end of the day Entrance + hallway with closet: 6.2 m² Living room / Kitchen: 26.7 m² A spacious living area opening onto the stunning 13.1 m² terrace through large French doors. The terrace is a true extension of the living space: perfect for outdoor dining, relaxing, or a hanging garden. Bedroom 01: 14.2 m² Generous size, ideally located for peace and comfort. The master bedroom, featuring two large windows, enjoys optimal natural light throughout the day, creating a warm and comfortable



High-end acoustic and thermal comfort Ideal as a main residence or quality investment Modern amenities Collective hot water via heat pump with individual metering Large-format tiles Electric roller shutters High-performance double-glazed windows Equipped bathroom Built-in closets Video intercom / security system High energy standards Energy performance exceeding regulatory requirements Energy-efficient building Secure residence A neighborhood perfect for walking to everything Port Marianne offers the perfect balance between urban

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

Tél: 04 67 42 89 68 - agence@marianneimmobilier.com

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

living, nature, soft mobility, and proximity to the sea. Shops & restaurants:
immediate vicinity Tram (lines 1 or 3): 3 minutes on foot Georges Charpak Park: 5
minutes Jacques Cœur Basin: 6 minutes Schools, daycares, universities: very
close Leisure: cinemas, museums, parks, and beaches just minutes away.
Beaches (Carnon, Palavas): 15 minutes by car Price: €347,000 including tax
Parking: €25,000 including tax Storage room: €10,000 including tax Reduced
notary fees / No agency fees Quick delivery – no waiting Don't miss this opportunity
in this new development and book your visit now. Illustrative image, non-
contractual

Fees and charges :

Annual current expenses 840 €

Well condominium

30 lots in the condominium