



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

Price on request

Buying apartment
3 rooms
Surface : 81 m²

Surface of the living : 34 m²
Year of construction : 2026
Exposition : Plein sud
View : Panoramique
Hot water : Individuelle thermodynamique
Inner condition : new
Standing : Prestige
Building condition : new

Features :

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

2 bedroom
1 terrace
1 bathroom
1 shower
1 WC
1 parking

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

Document non contractuel
26/10/2025 - Prix T.T.C



Apartment Palavas-les-Flots - Ref. 825V956A - Mandate n°Mandat cadre

Palavas-les-Flots, Luxury New 2- and 3-Bedroom Apartments on the Mediterranean Coast Experience exclusivity at the heart of an intimate and elegant residence, designed like a yacht moored facing the sea. With its graceful architecture and cascading terraces offering unobstructed views of the Mediterranean, the Lez canal, and the Palavas ponds, This residence embodies a unique lifestyle. Key features: A high-end residence with only 8 apartments 10 minutes from Montpellier city center and 15 minutes from the airport 5 minutes' walk to the beaches, the marina, and shops Exceptional natural surroundings classified as Natura 2000 (flamingos, lagoons, preserved wildlife and flora) High-quality interior finishes: Large-format premium tiles (90x90) Integrated reversible air conditioning for optimal comfort all year round Large sliding aluminum windows Centralized electric roller shutters Spacious terraces extending the living areas Custom-fitted closets and upscale finishes 2-Bedroom Apartment Living area: 81.1 m² Bright living room/kitchen of 34.4 m² opening onto a terrace with clear views of the pond. Panoramic terrace: 57.9 m² Master suite of 16.6 m² with private bathroom of 5.1 m² Comfortable bedrooms of 12.5 m² Separate shower room and toilet.



Accessibility and transportation: Montpellier: 10 minutes Saint-Roch Train Station: 15 minutes Montpellier-Mediterranée Airport: 15 minutes Quick access to the A9 and A709 highways Shops, restaurants, schools, and marina all within walking distance This is the rare address where the Mediterranean becomes part of your everyday life. Treat yourself to a prestigious living environment, combining city and sea, in an intimate residence with exceptional finishes. Contact us today to arrange a private viewing and discover your future apartment. Mood visuals are non-

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

contractual

Fees and charges :

Annual current expenses 1 320 €

Well condominium

8 lots in the condominium