

**398 000 €**

**For sale apartment**

**2 rooms**

**Surface : 40 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Exposition : Est**

**Hot water : Géothermie**

**Inner condition : new**

**Standing : Standing**

**Features :**

lift, double glazing, gated, calm, residential,  
electric blinds, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) :** Not subject to eps

**Emission of greenhouse gases (ges) :** Not  
subject to eps

Document non contractuel

29/04/2024 - Prix T.T.C

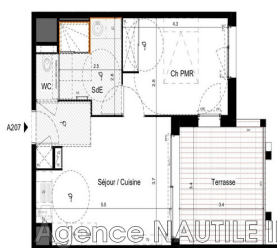


### Apartment 2921 La Grande-Motte

New program: Luxury residence offering a privileged location in the heart of the town of La Grande Motte, a few steps from the sea, nestled in lush greenery, with low-rise architecture. This 2-room apartment has been designed down to the smallest detail with high-end services, beautiful volumes and beautiful orientations to guarantee comfort, brightness and the pleasure of living. It will seduce you with its surface area of 66m<sup>2</sup>, its beautiful bright living room of 30m<sup>2</sup> opening onto a spacious terrace of 18m<sup>2</sup> facing south. This property has 2 bedrooms, a bathroom, a separate toilet, parking, secure access to the entire residence, bicycle storage, elevator. The apartment is designed with high quality finishes, modern materials, large-format tiling, large aluminum bay windows, roller shutters, ducted heating and air conditioning. Its geothermal heating system will allow you to save energy while contributing to the protection of the environment. Complies with RE2020 standards guaranteeing high energy performance. Delivery in the 2nd quarter of 2026. You will benefit from reduced notary fees. Promoter price program

**Fees and charges :**

Well condominium



PLAN DE PRE-COMMERCIALISATION	
Étage	A R+2
N° d'appart	A207 T2
Surface utile	40,00 m <sup>2</sup>
Surface de plancher	40,00 m <sup>2</sup>
Surface habitable	40,00 m <sup>2</sup>
Surface de terrasse	18,00 m <sup>2</sup>
Surface extérieure	18,00 m <sup>2</sup>



is included

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<br />
Nous sommes également adhérent au fichier Amepi, qui permet à nos vendeurs d'avoir une vaste diffusion
<br />
Notre force : l'expérience, le professionnalisme et la confiance.<br />
<br />
Estimation gratuite, conseils de vente, information du marché;"
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<br />
We are also a member of the Amepi file, which allows our sellers to have a wide distribution of their property for sale and to offer our buyers
<br />
Our strength: experience, professionalism and confidence.<br />
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<br />  
Free estimate, sales advice, market information."

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