

## Price on request

### Contact agency

**Harrington Park Immobilier**

122 rue du commandant rolland

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### For sale apartment

**3 rooms**

**Surface : 67 m²**

**Surface of the living : 29 m²**

**Exposition : Ouest**

**View : Panoramique**

**Hot water : Collective**

**Inner condition : NEW**

**Standing : residential**

**Building condition : NEW**

### Features :

lift, double glazing, gated, CALM, armored door, residential, electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

06/07/2025 - Prix T.T.C



## Apartment 617 Marseille

Contemporary 2-bedroom apartment Prado/Dupré 6th/8th Arrdt On the most beautiful Avenue in Marseille contemporary luxury apartment type 3 of approximately 70 m² living space (67.10 m² Carrez law) bathed in light, never inhabited with panoramic view of the Avenue du Prado. In the immediate vicinity of food shops, between boulevard Périer and place Castellane Connected and intelligent apartment with disabled standards, home automation box to control all connected equipment remotely, very high speed internet access, perfect soundproofing, security, composed of an entrance separating the sleeping area from the reception room, a large living room of 29 m² with kitchen area, a bathroom with walk-in shower (accessible for wheelchairs), large toilet room, a pretty little sunny terrace of 1M90 deep, 2 bedrooms at the back of the apartment, videophone, armored door, collective heating and cooling system by heat pump (management by smart thermostat), intrusion detector, electric shutters and managed light points by intelligent control, very good insulation of the walls, thermodynamic water heater. ECD: B (76); GHG: A (2) . Estimated amount of annual energy expenditure for standard use, between 336 euros and 454 euros per year. Average price of energies indexed to the Year 2021 (Subscription included). Charges of approximately: 175 euros per month. Property in joint ownership - Building benefiting from a ten-year guarantee (10 years) - NE Habitat standards - Agency

