

875 000 €

Contact agency

Harrington Park Immobilier

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For sale apartment

Surface : 111 m²

Surface of the living : 44 m²

Exposition : Sud

View : Mer panoramique

Hot water : Collective

Inner condition : GOOD

Standing : prestige

Building condition : GOOD

Features :

lift, gated, CALM, armored door, residential, electric blinds, electric shutters, POOL, Visitor Parking

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

22/12/2024 - Prix T.T.C



Apartment 630 Marseille

NEW - 3/4 ROOM APARTMENT WITH SEA VIEW CORNICHE-CADENELLE 8th District Facing the sea, 112 m² apartment with panoramic sea views and ideal exposure. Apartment composed of an entrance of 10 m², a living room dining room of 44 m² with several bay windows, an independent equipped kitchen of 11 m², a master bedroom of 18 m² with a bathroom and toilet, a 2nd bedroom of 13.74 m² with toilet, plenty of storage, all rooms have one or more bay windows, collective underfloor heating and if necessary in addition forced air heating, original air conditioning without compressor on the terraces or balcony, a cellar, possibility of purchasing in addition a double or triple garage with direct access by elevator, in a 15 hectare area with permanent guard (surveillance cameras, vehicle guards, reception open 24/7), in the heart of a green park offering an unrivaled quality of life in Marseille. The largest residential swimming pool in Marseille and its region, tennis courts, a private bus service serving the Périer / St-Giniez district, 2 restaurants, a mini-market (greengrocer, caterer, newsagent), close to the beaches of Roucas Blanc, Parc Borély, the shops of the Carré d'Or and the best schools in Marseille. Carrez Law living area: 111.99 m² Total usable surface area: (Apartment + terrace + loggia) 169.44m² on the same plan. DPE: D (188 kWh/m²/year) GHG: D (41kg CO²/m²/year). Estimated annual housing energy costs between 1120 euros and 1570 euros per year. Average energy prices indexed on



well condominium

875 000 € fees included