



# HARRINGTON PARK

875 000 €

**Apartment for sale**

**Surface : 111 m<sup>2</sup>**

**Surface of the living space : 44 m<sup>2</sup>**

**Exposure : Sud**

**View : Mer panoramique**

**Hot water : Collective**

**Indoor condition : good**

**Standing : Prestige**

**Building condition : good**

**Benefits :**

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 (old measure) : D**

**Climate class : D**

Document non contractuel

05/02/2025 - Prix T.T.C



## Apartment Marseille ref. 830V25A - Mandat n°630

**NEW - 3/4 ROOM APARTMENT WITH SEA VIEW CORNICHE-CADENELLE 8th District**

Facing the sea, 112 m<sup>2</sup> apartment with panoramic sea views and ideal exposure. Apartment composed of an entrance of 10 m<sup>2</sup>, a living room dining room of 44 m<sup>2</sup> with several bay windows, an independent equipped kitchen of 11 m<sup>2</sup>, a master bedroom of 18 m<sup>2</sup> with a bathroom and toilet, a 2nd bedroom of 13.74 m<sup>2</sup> 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, r...



Harrington Park Immobilier - Le chenonceau III 122 rue du commandant rolland - 13008 Marseille

Tél: 04 91 22 23 42 / 06 62 05 75 74 harringtonpark@wanadoo.fr

Document non contractuel - Barème de prix disponible sur notre site internet



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## Apartment Marseille

...ception 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 m<sup>2</sup>

Total usable surface area: (Apartment + terrace + loggia) 169.44m<sup>2</sup> on the same plan.

DPE: D (188 kWh/m<sup>2</sup>/year) GHG: D (41kg CO<sup>2</sup>/m<sup>2</sup>/year).

Estimated annual housing energy costs between 1120 euros and 1570 euros per year - Average energy prices indexed on January 1, 2021 (including subscriptions).

Annual co-ownership charges: approximately 10,800 euros.

Last Property Tax: 4940 euros

Selling price: 875,000 euros (agency fees included).

Agency fees are the exclusive responsibility of the seller.

Please contact Jacques Saint-Laurent, Real Estate Agent Harrington Park



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