



## New! 3P in BUILDING NEUF - LUXURIOUS PRESTATIONS

New construction

7 850 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Le 45G</b>	<i>District</i> <b>Condamine</b>
<i>Living area</i> <b>157 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>
<i>Floor</i> <b>4</b>	<i>Condition</i> <b>New</b>
<i>Release date</i> <b>2021</b>	<i>Ref.</i> <b>v316</b>

The "45" is a new building with clean, elegant and discreet lines, located in the heart of the historic and authentic district of Condamine. Its South-East exhibition, its proximity to the Port Hercules and the many shops around it give it an ideal position. All apartments have an alarm and 24/7 concierge service.

The apartment consists of an entrance hall with solid wood closets, a fully equipped Bulthaup kitchen, a living room with Italian marble, 2 bedrooms with custom parquet floors and dressing room, 2 marble bathrooms and their Axor faucet, and a parking space that completes this property.

Located in the heart of the historic and authentic district of La Condamine, close to Port Hercules and many shops this new building occupies an ideal position.

All apartments have a 24/7 alarm and concierge service.

The apartment consists of:

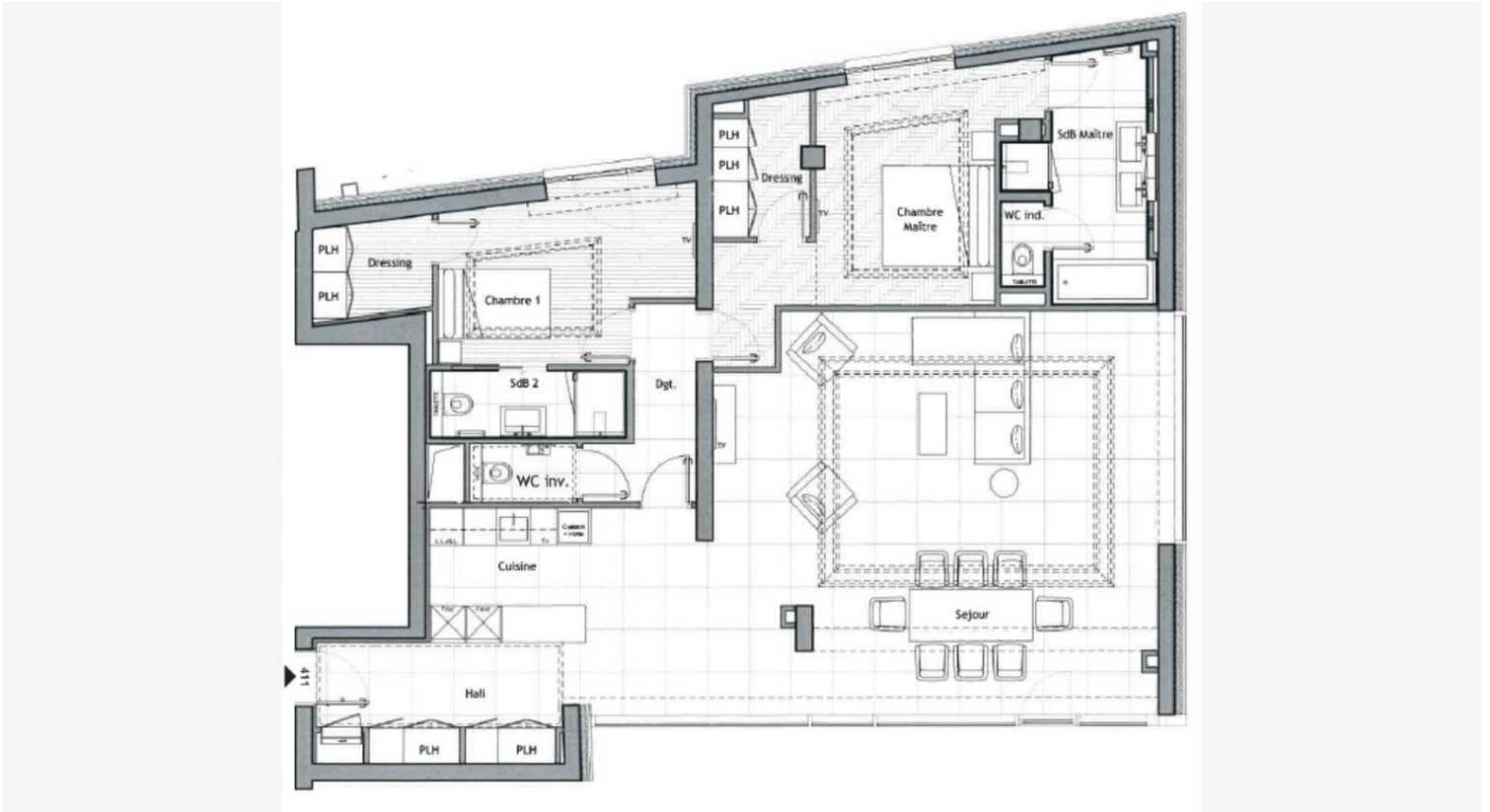
- An entrance hall with solid wood cupboards,
- A fully equipped kitchen Bulthaup,
- A stay with Italian marble,





- Two bedrooms with wooden floors and their custom-made dressing room,
- Two marble bathrooms and their Axor faucets,
- A parking space

The apartment is very clear and quiet with its many windows on the outskirts.  
Expected delivery in the first quarter of 2022.





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En sus du prix d'achat : Honoraires d'agence 3%+TVA = 282 600 € - Frais de Notaire 6.25% = 471 000 €

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