



Price on request

**Buying apartment**

**2 rooms**

**Surface : 47 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Amenities :**

visitor parking, lift, double glazing,  
gated, air conditioning, Cuisine  
équipée

1 bedroom

2 terraces

1 shower

1 WC

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

13/01/2026 - Prix T.T.C



**Apartment Ref. : 793V618A Marseille**

**TWO-ROOM APARTMENT – 7TH AND TOP FLOOR – UNOBSTRUCTED VIEW – TWO BALCONIES – CELLAR – PARKING** Our agency is pleased to offer you this stunning two-room apartment of 47 m<sup>2</sup> located on the 7th and top floor with elevator. A privileged location that guarantees exceptional natural light and a completely clear view, a rare find in the area. Upon entering, you'll be captivated by a bright living room opening onto the first balcony, perfect for enjoying the view and summer evenings. The modern, fully equipped kitchen also has direct access to a second balcony, providing a valuable additional outdoor space. The sleeping area includes a large bedroom with built-in closet and a fully renovated shower room with wall-mounted toilet and space for a washing machine. A private cellar completes this property, offering essential storage space. The apartment is in excellent condition, tastefully decorated, and features an optimized layout. You will also appreciate the peaceful environment, the large communal parking lot of the residence, as well as the immediate proximity to public transport, including a tram station within walking distance. Nearby: The residence is ideally located in the 11th district, close to: - tramway and several bus lines, - shops, supermarkets, and



**Fees and charges :**

Annual current expenses 1 069 €

Well condominium

312 lots in the condominium

Agence Saint Jean de Malte - 17 rue d'Italie - 13100 Aix en Provence

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RCS AIX EN PROVENCE 843821125 00010

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

Visite réalisée en accord et parfaite connaissance des parties pendant la période du Covid-19 et dégage de toutes  
responsabilités l'agence sus nommée et ses collaborateurs. (Gel et masque)