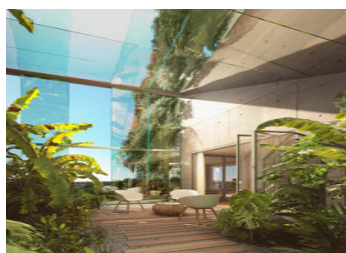


Experience uniquely designed, eco-friendly apartments nestled in one of Montpellier's most desirable areas



INFORMATION

Town:	Montpellier
Department:	Hérault
Bed:	4
Bath:	4
Floor:	223 m2
Outside Space:	130 m2



IN BRIEF

EVANESENS aims to seamlessly integrate urban living and well-being with sustainable development. Through thoughtful design and the latest advancements in urban architecture and technology, EVANESENS is more than just a building; it's a statement set to reshape Montpellier's architectural landscape.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

.Designed by architect François Fontès and agronomist-landscape architect Laura Gatti, EVANESENS presents two verdant towers, robed in vegetation adapted to thrive in the soft Mediterranean climate.

A range of 74 apartments offer sizes and layouts designed to maximise indoor-outdoor living. Light-filled, open spaces extend seamlessly onto private balconies and lush planters, offering captivating views varying from intimate garden scenes to breath-taking panoramas — including 360° vistas from the sea to Pic Saint-Loup on the highest floors.

Situated in the exceptionally well-connected Hôtel de Ville district, EVANESENS benefits from the convergence of three tram lines (1, 3, and 4), providing direct access to the historic city center, the Odysseum leisure complex, the beaches, and the airport. The district's heart is a vibrant 2-hectare green space along the Lez River, anchored by the striking new city hall.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES