



## T5 - 160 m<sup>2</sup> - 13008

Bathrooms **2**  
Bedrooms **3**  
Year **1955**  
Energy Consumption **A**  
Gas Emission **A**

Specifications **Elevator, Alarm, Reversible  
airconditionning, Collective  
heating gas**

Réf. : 589  
Mandate : 13004393

**695 000 €**

Carré d'Or, on the famous avenue du Prado, Casaloft offers you this luxurious 5-room apartment with contemporary renovation, located on the 3rd floor of a luxury residence signed B. Rostand. Bright and crossing, it offers beautiful amenities with an entrance hall leading to a large living room with fireplace opening onto a pleasant terrace, a fully equipped kitchen with laundry room and its Zimbabwe marble worktop with leather effect facing a dining room area. On the night side, there is a large master suite with its marble shower room and dressing room, as well as two other bedrooms, one of which has a shower room. The renovation is meticulous, the choice of materials is also careful (Hungarian point parquet, marble, reversible air conditioning, electric roller shutters, high-performance aluminium windows, collective underfloor heating). The spaces are designed to optimise storage and comfort, giving a warm, chic and cosy atmosphere. Possibility to rent a closed box in this residence close to shops, schools and public transport.

One of the most prestigious and chic districts in Marseille, where Haussmann-style buildings, very high standard residences with sea views, private mansions and villas with exceptional services are located side by side. Articulated around rue Paradis, it is a posh district, considered as the richest district in France (apart from those in Paris), located between Castellane and the Rond Point du Prado. It has its equivalent to the Parisian golden triangle, called here carré d'or. Located in the city centre, there are many secondary schools (Provence, Périer, Sion and Monticelli and a few streets away, Don Bosco, Puget, Fiolle, Cluny,...).

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