

## Price on request

For sale apartment

2 rooms

Surface : 35 m<sup>2</sup>

Surface of the living : 17 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

### Features :

lift, double glazing, gated, armored door, residential

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

04/02/2026 - Prix T.T.C



## Apartment 238 Juan-les-Pins

Sea View in the Heart of Amiral Courbet: A Real Estate Gem to Discover! Nestled within the highly sought-after Amiral Courbet area, this elegant one-bedroom apartment embodies the very spirit of the Riviera lifestyle. This neighborhood, a true bridge between vibrant city life and coastal tranquility, enjoys a prime location with direct access to the famous sandy beaches. Living here means embracing a "walk-everywhere" lifestyle in a residential setting that is both lively and upscale. Located on a high floor, the apartment benefits from a full South-facing exposure. This perfect orientation lets natural light flood every room, from the living area with its open kitchen to the spacious bedroom. The highlight of this property is its 6 m<sup>2</sup> terrace: a genuine balcony overlooking the Mediterranean, offering a stunning sea view—ideal for enjoying the mild climate. For the savvy investor, this property ticks all the boxes in terms of profitability and asset security: a "Prime" location, strong seasonal rental potential, and a "product" that is easy to rent due to its compact size. But beyond its rental potential, this apartment stands as the perfect pied-à-terre for those seeking a seaside sanctuary: just cross the street to feel the sand beneath your feet, or simply enjoy your morning coffee on the terrace facing the



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