

## Price on request

For sale apartment

2 rooms

Surface : 50 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Year of construction : 1991

Exposition : Sud

View : Citadine

Hot water : Individuelle

Inner condition : a refresh

Standing : residential

Building condition : good

### Features :

lift, double glazing, gated, armored door, residential, electric shutters, Piscine

1 bedroom

1 bathroom

1 WC

1 garage

1 cellar

Emission of greenhouse gases (ges) : B

Document non contractuel

27/01/2026 - Prix T.T.C



## Apartment 236 Juan-les-Pins

Let yourself be charmed by this beautiful 50 m<sup>2</sup> one-bedroom apartment ideally located in the residential area of La Régence, just 300 meters from the sandy beaches and close to all amenities. This apartment is on the 4th floor of a secure, upscale building from 1991 and perfectly captures the Mediterranean way of life. Its generous space and brightness are its main assets, with a 22 m<sup>2</sup> living room flooded with sunlight thanks to a south-facing exposure. The kitchen can be largely opened up to the living area to create a more modern and inviting reception space. A pleasant 10 m<sup>2</sup> terrace extends the space for your outdoor relaxation. This property features high-quality amenities including double glazing, a security door, partially motorized roller shutters, as well as a spacious elevator within a residence with a swimming pool. The offering is completed by a cellar and an enclosed garage in the basement. A modern update will allow you to transform this interior into a true contemporary haven just steps from the Juan-les-Pins waterfront.

### Fees and charges :

Annual current expenses 1 896 €

