

## 1 345 000 €

For sale apartment 3 rooms Surface : 102 m<sup>2</sup>

Surface of the living : 48 m<sup>2</sup> Exposition : Sud View : Bord de mer Hot w ater : Collective Inner condition : excellent Standing : prestige Building condition : good

## Features :

lift, double glazing, gated, armored door, electric blinds, electric shutters

- 2 bedroom
- 1 terrace
- 1 show er
- 1 WC
- 1 garage
- 1 cellar

Energy class (dpe) : C Emission of greenhouse gases (ges) : C

Document non contractuel 30/05/2025 - Prix T.T.C



## Apartment 185 Juan-les-Pins

Don't miss this unique opportunity to acquire a superb 102 m<sup>2</sup> two-bedroom apartment in the sought-after seaside area of Juan-les-Pins. This apartment on the 4th floor of a prestigious residence will seduce you with its panoramic sea view, its ideal south orientation, its 2 comfortable bedrooms, its shower room, its large living room of 48 m<sup>2</sup> with access to a terrace of 30 m<sup>2</sup>, and its equipped American kitchen. Unparalleled living comfort just steps from the coastal promenade.

Fees and charges : Annual current expenses 4 717 € Well condominium 1 345 000 € fees included



Villa Urbana - 36, avenue de l'Estérel, rond point Saint Honorât - 06160 Juan-les-Pins Tél. +33 (0)4 83 88 33 83 - info@villa-urbana.immo - www.villa-urbana.immo RCS Antibes B 897 549 069 - Document non contractuel - Barème de prix disponible sur notre site internet

## Tél. 04 83 88 33 83

www.villa-urbana.immo JUAN-LES-PINS | CAP D'ANTIBES | ANTIBES | GOLFE-JUAN