

## Tél. 04 83 88 33 83

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

## 325 000 €

For sale apartment 3 rooms Surface : 54 m<sup>2</sup>

Surface of the living : 21 m<sup>2</sup> Exposition : Sud est Hot water : Collective Inner condition : new Standing : residential Building condition : good

## Features :

lift, double glazing, gated, calm, residential, electric shutters

1 parking

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

Document non contractuel 02/05/2025 - Prix T.T.C



## Apartment 186 Juan-les-Pins

□ A guaranteed favorite in Juan-les-Pins - Pont Dulys area! □ Let yourself be seduced by this superb 3-room apartment, completely renovated with high-quality materials. Located in the sought-after Pont Dulys district of Juan-les-Pins, this apartment is a true invitation to relaxation and comfort. Picture this: a bright living space with a fully equipped open kitchen, ideal for entertaining, a modern shower room with an elegant walk-in shower and 2 comfortable bedrooms. You will also appreciate: the newly redone electricity, a guarantee of security and tranquility, the double glazing ensuring optimal sound and thermal insulation, as well as the reversible air conditioning for perfect comfort in all seasons. Two minutes away Fees and charges :

Annual current expenses 2 160 € Well condominium 325 000 € fees included



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