

374 000 €

For sale apartment

2 rooms

Surface : 46 m²

Year of construction : 1972

Exposition : Sud est

View : Sans vis à vis

Hot water : Collective

Inner condition : good

Building condition : good

Features :

lift, gated, armored door, electric blinds,
electric shutters, Gardien

1 bedroom

2 terraces

1 shower

1 WC

1 garage

1 cellar

Legal information

374 000 € fees included

5,35% VAT of fees paid by the buyer
(355 000 € without fees), well
condominium (31 lots in the condominium),
annual current expenses 3 944 €
(329 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 2990 Juan-les-Pins

Located in the heart of Juan-les-Pins, this superb 2-room apartment on the top floor will seduce you with its unobstructed view and its impeccable condition. Located in a secure, well-maintained building, this apartment is air-conditioned and requires no renovations. It offers plenty of natural light throughout the day thanks to its dual aspect. Two spacious terraces for outdoor living: • A 20 m² terrace facing south-east, ideal for your sunny moments • A second 11 m² room facing North West, perfect for enjoying cooler evenings Everything is done on foot: Only 200m from the beaches, close to shops, restaurants, train station and summer entertainment. A closed garage in the basement as well as a cellar complete this rare property. A real little gem in the city center, to be discovered without delay.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 800 and 1200 € (reference year 2021)
Document non contractuel - 12/07/2025

