

**619 000 €**

**For sale luxury apartment**

**3 rooms**

**Surface : 68 m²**

**Surface of the living : 20 m²**

**Year of construction : 1989**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : prestige**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, residential,  
electric blinds, pool

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

#### Legal information

619 000 € fees included

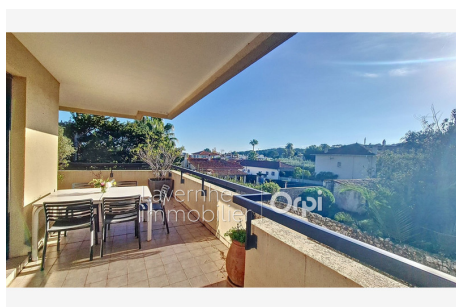
4,92% VAT of fees paid by the buyer  
(590 000 € without fees), well  
condominium (17 lots in the condominium),  
annual current expenses 2 820 €  
(235 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr),



### Luxury apartment 2925 Juan-les-Pins

A stone's throw from the beaches of Ilette and in absolute calm, we present to you this pleasant 3-room apartment of approximately 70m² and requiring no work, located in a prestigious secure residence with swimming pool. You will enjoy a functional distribution where all the rooms open onto a corner terrace of more than 30m², offering you a very beautiful outdoor space without vis-à-vis and with a clear view of the gardens allowing several relaxation areas. The independent kitchen (which can easily open onto the living room) is perfectly equipped. Two Beautiful bedrooms with cupboards, a bathroom with shower and bathtub and separate toilets will offer you appreciable comfort. A garage in the basement as well as a cellar complete the comfort of this apartment which will be ideal for both a main residence and a pied-à-terre on the Côte d'Azur. You will be a 3-minute walk from the Ilette roundabout, the beaches and the shops. If you want a...

Document non contractuel - 09/05/2025



Lavernhe Immobilier - 117 Boulevard du Président Wilson - 06160 Juan-les-Pins

Tél. +33(0)4 93 61 95 55 - [contact@lavernhe.immo](mailto:contact@lavernhe.immo) - [www.immojuan.com](http://www.immojuan.com)

RCS Antibes B 442 205 829 - Code NAF 6831Z - SIRET 442 205 829 00025 - Document non contractuel