

**759 000 €**

**For sale apartment**

**3 rooms**

**Surface : 72 m²**

**Surface of the living : 23 m²**

**Year of construction : 1975**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

sea view , gated, calm, residential, electric shutters, pool and tennis court, Gardien

2 bedroom

1 terrace

2 showers

1 WC

1 garage

1 cellar

**Legal information**

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Fees paid by the owner, well condominium(470 lots in the condominium), annual current expenses 4 552 € (379 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 3036 Juan-les-Pins

Apartment with a south-facing terrace and sea view! You will be charmed by this 3-room apartment of 72m² on a high floor, located in a sought-after, gated residence with a swimming pool and tennis court. You'll enjoy a spacious living room and a fully equipped kitchen, both opening onto a 21.47m² south-facing terrace that offers breathtaking sea views. The apartment features two nice bedrooms (10.46m² and 12.21m²), two bathrooms, and a separate toilet. A generous entrance hall and a large closet add to the comfort of this recently fully air-conditioned apartment. You can park your car in an underground garage, store your bikes in a dedicated area, and you'll be just an 8-minute walk from the Juan les Pins beaches or 10 minutes from Antibes town center. Shops are nearby (Intermarché de la Badine, 800m away) and bus line 30 stops right in front of the residence. A must-see, with an idyllic living environment!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1230 and 1700 € (reference year 2021)  
Document non contractuel - 31/01/2026

