

799 000 €

For sale luxury apartment**3 rooms****Surface : 89 m²****Surface of the living : 39 m²****Year of construction : 1975****Exposition : Sud ouest****View : Aperçu mer****Inner condition : excellent****Standing : High Standards****Building condition : good****Features :**

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

2 bedroom

1 terrace

2 show ers

2 WC

1 garage

1 cellar

Legal information

799 000 € fees included

5,13% VAT of fees paid by the buyer
 (760 000 € without fees), well
 condominium, annual current expenses
 5 078 € (423 € monthly), no current
 procedure, information on the risks to which
 this property is exposed is available on
georisques.gouv.fr.

**Luxury apartment 2940 Antibes**

Perched on the penultimate floor of a prestigious residence with 24-hour security, a park and swimming pool, this 3-room corner apartment in Juan-les-Pins, in the popular La Rostagne district, invites you to put down your suitcases and simply enjoy yourself. Imagine your mornings lulled by the song of cicadas, on a vast 50 m² corner terrace, bathed in light from the south and west, where the sea view unfolds before you like a living canvas. Here, each sunset becomes a private spectacle. Inside, a bright 40 m² living room with a fully equipped open kitchen, an elegant, soothing ambiance, thanks to the careful fittings: double glazing, reversible air conditioning, two comfortable bedrooms, two bathrooms, two toilets. Everything has been designed for your comfort, in absolute calm. And because comfort also comes through practicality, a closed garage and a cellar await you in the basement. All just a few steps from beaches, shops and transport. A...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
 Estimated annual energy between 1026 and 1388 € (reference year 2021)
 Document non contractuel - 02/07/2025

