

## Price on request

### Contact agency

#### Lavernhe Immobilier

117 Boulevard du Président Wilson

06160 Juan-les-Pins

04 93 61 95 55 / contact@lavernhe.immo

### 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, CARETAKER

1 bedroom

2 terraces

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

12/07/2025 - Prix T.T.C



## 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.

### Fees and charges :

Annual current expenses 3 944 €

Well condominium

31 lots in the condominium

