

## Price on request

### Contact agency

**Scandimmo**

143 boulevard René Cassin

06200 Nice

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### For sale apartment

**3 rooms**

**Surface : 71 m²**

**Year of construction : 2013**

**Exposition : Sud**

**View : Jardin**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : prestige**

**Building condition : Cleaning is**

### Features :

double glazing, Beach walk, CALM, lift, POOL, AIR CONDITIONING

2 bedroom

1 terrace

2 bathrooms

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

04/12/2025 - Prix T.T.C



## Apartment 853 Juan-les-Pins

**JUAN-LES-PINS – APARTMENT WITH PRIVATE GARDEN, ROOFTOP POOL AND BEACH ACCESS** Ideally located on Rue Dulys, right by the sea, in a modern residence with a stunning rooftop pool. Magnificent 2-bedroom apartment of approx. 71 m² featuring a sunny corner terrace and a 200 m² private garden. The apartment consists of an entrance hall, guest toilet, a bright and spacious living room with a fully equipped open-plan kitchen opening onto the large terrace and garden, two shower rooms, and two bedrooms opening onto the terrace. The apartment offers high-quality finishes and plenty of storage space. Reversible air conditioning with individual control in every room. The residence boasts a rooftop pool with breathtaking views over the Lérins Islands, Cap d'Antibes, and as far as the Esterel mountains. Direct access to the beaches. The residence also provides guest parking spaces. Shops and amenities are just steps away, Juan-les-Pins train station is 500m, and a direct bus to Nice airport is within walking distance. This rare property combines all the assets to become a main residence, an exceptional pied-à-terre, or a prestigious rental investment. A perfect apartment in an idyllic setting. Monthly charges of €260 including cold and hot water (amount may vary depending on consumption). For more information, please contact Mrs. Vanina Magnussen (El) at +33651107727 (jeg snakker norsk). The agency fees, representing 4.76% of the final sale price, are included in the listed price and are



maximum visibility. This means that the reference number may change. The information provided regarding the rental potential is given for indicative purposes only. The agency cannot be held responsible for any legislative or regulatory changes that may affect the conditions of short-term rentals.

**Fees and charges :**

Annual current expenses 3 084 €

