

**475 000 €**

**Contact agency**

**Villa Urbana**

36, avenue de l'Estérel, rond point St Honorât

06160 Juan-les-Pins

04 83 88 33 83 / info@villa-urbana.immo

**For sale apartment**

**3 rooms**

**Surface : 70 m²**

**Surface of the living : 20 m²**

**Year of construction : 1980**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : to modernize**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, gated, CALM, armored door,  
residential, electric shutters

2 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

03/07/2025 - Prix T.T.C



### Apartment 194 Juan-les-Pins

Live the Dream in Juan-les-Pins: 2-bedroom apartment on the top floor and 18m² terrace! Discover this charming 3-room apartment of 70 m² nestled on the top floor of a quiet and secure residence in the popular La Colle area of Juan-les-Pins. Bathed in light thanks to its East-West orientation, this property offers you an unobstructed view and a pleasant 18 m² terrace, perfect for enjoying the mild Mediterranean climate. The living room opens harmoniously to the exterior, complemented by a fitted kitchen, two comfortable bedrooms, a bathroom and a separate toilet. A parking space and a cellar complete this property.

**Fees and charges :**

Annual current expenses 3 880 €

Well condominium

475 000 € fees included

