

## Price on request

### Contact agency

Lavernhe Immobilier

117 Boulevard du Président Wilson  
06160 Juan-les-Pins  
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For sale apartment

3 rooms

Surface : 72 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Mer panoramique

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

### Features :

SEAVIEW, gated, CALM, residential, electric shutters, Swimming and tennis, CARETAKER

2 bedroom

1 terrace

2 showers

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

29/01/2026 - Prix T.T.C



## Apartment 3036 Juan-les-Pins

Apartment with a south-facing terrace and sea view! You will be charmed by this 3-room apartment of 72m<sup>2</sup> 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 21.47m<sup>2</sup> south-facing terrace that offers breathtaking sea views. The apartment features two nice bedrooms (10.46m<sup>2</sup> and 12.21m<sup>2</sup>), 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!

### Fees and charges :

Annual current expenses 4 552 €

Well condominium

470 lots in the condominium

