

## Price on request

### Contact agency

**Scandimmo**

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / [twimmo@franskbolig.fr](mailto:twimmo@franskbolig.fr)

### For sale apartment

**4 rooms**

**Surface : 82 m²**

**Surface of the living : 30 m²**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : excellent**

**Building condition : GOOD**

### Features :

double glazing, Beach walk, CALM,  
Walking distance to shops, lift, without vis-à-vis, POOL, AIR CONDITIONING

3 bedroom

2 terraces

2 showers

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

25/09/2025 - Prix T.T.C



## Apartment 770 Juan-les-Pins

**JUAN LES PINS, JUAN FLORE, SEAFRONT LOCATION** Just 25 meters from the beautiful beaches of Juan-les-Pins and close to all amenities, this stunning 4-room apartment offers a well-thought-out layout, high-end features, and is in excellent condition. Located in the highly sought-after Juan Flore residence, this prestigious estate features a swimming pool, a caretaker, and beautiful green spaces. Its strategic location, just a few steps from the center of Juan-les-Pins, will surely impress you. **Property Features:** • Spacious living/dining area (30m²) with a fully equipped open-plan kitchen, leading to a large, sun-filled southeast-facing terrace. • Three bedrooms (each over 10m²), all opening onto a second large southwest-facing terrace. • Two shower rooms, each with its own toilet. • Underground garage with direct elevator access. • Cellar for additional storage. • Air-conditioned for ultimate comfort. • Excellent rental potential for investment opportunities. **Amenities & Transport:** • Shops, supermarkets, bakeries, and restaurants within walking distance. • Easy access to Nice Airport via Juan-les-Pins train station or direct bus routes. • Direct public transport links to Antibes, Cannes, and Golfe-Juan. **Financial Information:** • Monthly charges: €307 • Property tax: €1,235/year • Estimated annual energy costs: Between €830 and €1,190 **Contact Information:** For more details, please contact Ms. Vanina Magnussen ([vanina.magnussen@scandimmo.com](mailto:vanina.magnussen@scandimmo.com)) at +33651107797 or send an email to [vanina.magnussen@scandimmo.com](mailto:vanina.magnussen@scandimmo.com)



available on the official Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

### Fees and charges :

**Annual current expenses 3 683 €**

Well condominium