

## Price on request

### Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

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### 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

04/12/2025 - 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 (jég enkker egeå nerek) at +33651107797 or send an email to



available on the official GeonSques website: [www.geonsques.gouv.fr](http://www.geonsques.gouv.fr). The information provided regarding the rental potential is for indicative purposes only. The agency cannot be held responsible for any legislative or regulatory changes affecting short-term rental conditions.

Fees and charges :

Annual current expenses 3 683 €

