

**Price on request**

**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**

**4 rooms**

**Surface : 117 m²**

**Surface of the living : 34 m²**

**Year of construction : 1991**

**Exposition : Sud nord**

**Hot water : Individuelle électrique**

**Inner condition : to renovate**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, armored door,  
residential, electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 cellars

**Energy class (dpe) : D**

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

Document non contractuel

27/07/2025 - Prix T.T.C



### Apartment 202 Juan-les-Pins

Great opportunity, not to be missed, in the Bricka district of Juan-les-Pins. 4-room apartment, with a generous surface area of 118 m², located on the 5th and top floor of a luxury residence, built in 1991 and well maintained. With a beautiful south and north exposure, the apartment is dual-aspect, bright and offers a dominant view. Inside, the apartment consists of an entrance hall, a large living room with a beautiful 22 m² south-facing terrace, a separate kitchen, 3 bedrooms and 2 bathrooms. To complete the comfort of this property, you benefit from 2 cellars in the basement and a garage. This apartment was originally a large studio that was connected to a 3-room apartment. A quality renovation could give again all the comfort that this property deserves by making 4 rooms or by separating the studio and the 3-room apartment again for a rental yield. Deal not to be missed!!!

**Fees and charges :**

Well condominium

