

690 000 €

**Contact agency**

**Lavernhe Immobilier**

117 Boulevard du Président Wilson

06160 Juan-les-Pins

04 93 61 95 55 / lavernheimmo@orpi.com

**For sale apartment**

**2 rooms**

**Surface : 60 m<sup>2</sup>**

**Surface of the living : 26 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud**

**View : Mer**

**Hot water : Collective**

**Inner condition : to renovate**

**Standing : High Standards**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM, residential, electric blinds

1 bedroom

1 terrace

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

17/07/2024 - Prix T.T.C



## Apartment 2808 Juan-les-Pins

Discover this prestigious apartment in the heart of Juan-les-Pins! Located in a high-end residence, you will be seduced by this 60m<sup>2</sup> 2-room apartment, located on the 7th floor with elevator. The south orientation and the sea view offer beautiful light in the 26m<sup>2</sup> living room. An equipped independent kitchen is at your disposal. Heating and hot water are collective, guaranteeing comfort and savings. This apartment requires some renovation work to make it to your liking. The property also includes a bedroom, a shower room, two toilets, a terrace to enjoy the view, private parking and a cellar for storage. The neighborhood is quiet and secure with residential access. Don't wait any longer, this little corner of paradise is made for you! The real estate market in Juan-les-Pins offers many advantages for purchasing a 2-room apartment. The privileged location of this seaside resort on the Côte d'Azur guarantees an attractive environment with its Mediterranean climate, its fine sandy beaches, and its proximity to the centers of interest in the region. In addition, this dynamic city offers an excellent quality of life with an abundance of services, local shops and leisure activities. In addition, real estate in Juan-les-Pins offers good value for money compared to other areas of the Riviera coast. Finally, its strong attractiveness makes it an ideal place for a profitable rental investment.

Fees and charges :

