

550 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale apartment

3 rooms

Surface : 64 m<sup>2</sup>

Year of construction : 2017

Exposition : Plein sud

View : Aperçu mer

Hot water : Individuelle thermodynamique

Inner condition : excellent

Standing : prestige

Building condition : GOOD

Features :

sea view , double glazing, Beach walk, CALM, Walking distance to shops, lift

2 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

03/04/2025 - Prix T.T.C



## Apartment 841 Juan-les-Pins

Magnificent 3-Room apartment of 64 m<sup>2</sup> in a High-End Residence, Just steps from the beaches of Juan-les-Pins This modern, well-maintained apartment offers an ideal living environment. It features a bright and pleasant living room with a fully equipped open-plan kitchen, opening onto a spacious south-facing corner terrace. You can enjoy two peaceful lounge areas while benefiting from a lovely sea view from morning to evening. The apartment also includes two beautiful bedrooms with built-in wardrobes, each with access to a balcony, as well as two shower rooms with toilets, providing optimal daily comfort. This layout is particularly appreciated by families, guests, or simply for added convenience. High-quality amenities are included (integrated reversible air conditioning, double glazing windows, thermodynamic water heater, home automation, etc.). No renovations are needed—the apartment is in perfect condition and ready to move in. A tandem double garage completes this property. Ideally situated in a quiet residential area, this apartment is just a few minutes' walk from the beaches of Juan-les-Pins, providing direct access to the joys of the seaside. You are also close to the city center and all its amenities: shops, restaurants, and other services. The neighborhood is well-served by public transport, making it easy to reach key attractions such as Old Antibes, the Cap d'Antibes, and Port Vauban. Nice Airport is just a 20-minute drive away, offering convenient travel options for international



the listed price and payable by the buyer. This reduces the taxable base for acquisition costs without changing the purchase price (the price would remain the same if the seller paid the fees, but acquisition costs would be higher). • Sale price including agency fees (HAI): €550,000 • Net seller price: €523,820 • Agency fees payable by the buyer: €26,180 (including 20% VAT) Disclaimer: We regularly renew our listings to maintain high visibility. This may result in reference changes.

Fees and charges :

Annual current expenses 2 052 €

Well condominium

550 000 € agency fees 4,76% à the responsibility of the buyer included