

1 250 000 €

Buying apartment

4 rooms

Surface : 93 m²

Surface of the living : 27 m²

Year of construction : 2006

Exposition : Sud ouest

View : Aperçu mer

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, residential, electric blinds, electric shutters, pool, air conditioning

3 bedrooms

2 terraces

2 showers

2 WC

2 garages

1 cellar

Legal information

1 250 000 € fees included

5,04% VAT of fees paid by the buyer

(1 190 000 € without fees), well

condominium(446 lots in the

condominium), annual current expenses

4 560 €(380 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr,



Apartment 785 Juan-les-Pins

ANTIBES LES PINS - EXCLUSIVE LISTING Nestled within a beautiful residence featuring an atoll-shaped pool, this luxurious 4-room apartment—with a living room and kitchen opening onto a vast 105m² terrace overlooking the property's gardens—is ready to welcome you and offers an exceptional living environment! Direct access from the residence leads to the beach. The apartment is sold fully furnished and well-equipped; it includes a cellar and a closed double garage. Co-ownership of 446 residential units - annual common charges: €4,560 - Carrez law surface area 93.14m² - **EXCLUSIVE MANDATE No. 785** "Information about risks affecting this property is available on the Géorisques website: www.georisques.gouv.fr"

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 954 and 1290 € (reference year 2023)
Document non contractuel - 03/11/2025



Agence Bleu sur Bleu - 19, boulevard Albert 1er - 06600 Antibes

Téléphone +33 (0)4 92 90 90 47 - info@agencebleusurbleu.com

Carte professionnelle n°CPI 0605 2018 000 025 627 délivrée par la CCI Nice-Côte d'Azur

APE : 6831 Z - SIRET 502 002 769 000 11 - Document non contractuel