

## Price on request

**Buying apartment**

1 room

Surface : 32 m<sup>2</sup>

Surface of the living : 12 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Citadine

Hot water : Collective

Inner condition : to modernize

Standing : residential

Building condition : good

### Features :

Lift, Double Glazing, Secured residence, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

07/02/2026 - Prix T.T.C



## Apartment 6107 Juan-les-Pins

Close to the beaches and the center of Juan les Pins, let yourself be charmed by this lovely 32 m<sup>2</sup> studio. Located on the 4th floor of a well-maintained residential building, built in 1975, this apartment benefits from excellent southern exposure with a city view. It features a 12 m<sup>2</sup> living room opening onto a 9 m<sup>2</sup> terrace, an open-plan kitchen, and a separate sleeping area—perfect for enjoying the sunny days or as a rental investment. Hot water and heating are communal, and the property includes an elevator, double-glazed windows, a secure residence, underground parking, and a cellar. Renovations are needed to customize the space to your taste. Treat yourself to a high quality of life by investing in this apartment.

### Fees and charges :

Annual current expenses 1 440 €

Well condominium

138 lots in the condominium

