

# French Properties

## ONLINE

€739 000

**3 bedroom apartment**  
**Surface : 82 m²**  
**Surface of the living room: 30 m²**  
**Terrace area: 39 m²**  
**Exposition:** southw est  
**View :** garden  
**Kitchen:** fitted kitchen  
**Hot water:** Individual  
**Heating:** individual air conditioning  
**Inner condition:** excellent  
**Building condition:** good

#### Features:

double glazing, beach w alk, calm, shops at walking distance, lift, Not overview ed, pool, air conditioning

3 bedroom  
2 terraces  
2 show ers  
2 WC  
1 garage  
1 cellar

**Energy class (dpe): C**

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

Document non contractuel  
14/05/2025 - Prix T.T.C



### Apartment 770 Juan-les-Pins

**JUAN LES PINS, JUAN FLORE, SEAFRONT LOCATION** Just 25 meters from the beautiful beaches of Juan-les-Pins and close to all amenities, this stunning 4-room apartment offers a well-thought-out layout, high-end features, and is in excellent condition. Located in the highly sought-after Juan Flore residence, this prestigious estate features a swimming pool, a caretaker, and beautiful green spaces. Its strategic location, just a few steps from the center of Juan-les-Pins, will surely impress you. Property Features: • Spacious living/dining area (30m²) with a fully equipped open-plan kitchen, leading to a large, sun-filled southeast-facing terrace. • Three bedrooms (each over 10m²), all opening onto a second large southwest-facing terrace. • Two shower rooms, each with its own toilet. • Underground garage with direct elevator access. • Cellar for additional storage. • Air-conditioned for ultimate comfort. • Excellent rental potential for investment opportunities. Amenities & Transport: • Shops, supermarkets, bakeries, and restaurants within walking distance. • Easy access to Nice Airport via Juan-les-Pins train station or direct bus routes. • Direct public transport links to Antibes, Cannes, and Gêpe Juan. Financial Information: • Monthly charges: €307 • Property

