

French Properties

ONLINE

Price on application

2 bedroom apartment

Surface : 71 m²

Terrace area: 28 m²

Year of construction: 2013

Exposition: south

View : garden

Kitchen: fitted kitchen

Hot water: collective

Heating: individual air conditioning

Inner condition: good

Standing: prestige

Building condition: Renovated

Features:

double glazing, beach walk, calm, lift, pool, air conditioning

2 bedroom

1 terrace

2 bathrooms

1 WC

Energy class (dpe): B

Emission of greenhouse gases (ges): A

Document non contractuel

13/02/2026 - Prix T.T.C



Apartment 853 Juan-les-Pins

JUAN-LES-PINS – APARTMENT WITH PRIVATE GARDEN, ROOFTOP POOL AND BEACH ACCESS Ideally located on Rue Dulys, right by the sea, in a modern residence with a stunning rooftop pool. Magnificent 2-bedroom apartment of approx. 71 m² featuring a sunny corner terrace and a 200 m² private garden. The apartment consists of an entrance hall, guest toilet, a bright and spacious living room with a fully equipped open-plan kitchen opening onto the large terrace and garden, two shower rooms, and two bedrooms opening onto the terrace. The apartment offers high-quality finishes and plenty of storage space. Reversible air conditioning with individual control in every room. The residence boasts a rooftop pool with breathtaking views over the Lérins Islands, Cap d'Antibes, and as far as the Esterel mountains. Direct access to the beaches. The residence also provides guest parking spaces. Shops and amenities are just steps away, Juan-les-Pins train station is 500m, and a direct bus to Nice airport is within walking distance. This rare property combines all the assets to become a main residence, an exceptional pied-à-terre, or a prestigious rental investment. A perfect apartment in an idyllic setting. Monthly charges of €260, including cold and hot water (amount

