



495 000 €

For sale apartment

4 rooms

Surface : 86 m<sup>2</sup>

Exposition : Sud ouest nord

View : Dégagée

Hot water : collective

Inner condition : good

Standing : residential

Features :

Gardien, lift, intercom, armored door, gated, calm

3 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 parking

1 cellar



## Apartment 4051 Juan-les-Pins

JUAN-LES-PINS – Spacious 4-room apartment on a high floor, filled with natural light, with all rooms opening onto large, deep, and sun-drenched terraces. Located in a quiet and secure residence, just steps away from shops and beaches. A garage, a parking space, and a double cellar complete this property. A rare find in the area – a visit is a must!

### Legal information

495 000 € fees included

6,38% VAT of fees paid by the buyer (465 300 € without fees), well condominium, annual current expenses 3 770 € (314 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
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Leader Immobilier - 10, Place De Gaulle - 06600 Antibes

T. +33 (0)4 93 34 23 01 - [contact@leader-immobilier.com](mailto:contact@leader-immobilier.com) - [www.leader-immobilier.com](http://www.leader-immobilier.com)

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