



# CIEL AZUR IMMOBILIER

L'IMMOBILIER SUR LA CÔTE D'AZUR - VENTE - LOCATIONS

www.cielazurimmo.com | Tél. 04 93 61 05 05



MLS CÔTE D'AZUR

**349 000 €**

**Buying apartment**

**2 rooms**

**Surface : 38 m²**

**Year of construction : 2003**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters

**1 bedroom**

**1 terrace**

**1 shower**

**1 WC**

**1 parking**

**Legal information**

349 000 €

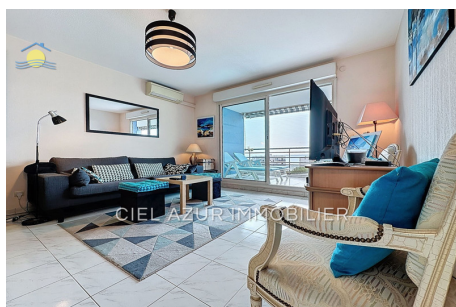
Fees paid by the owner, well condominium, annual current expenses 1 208 € (101 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1040 Juan-les-Pins

**JUAN LES PINS SEASIDE** - A rare opportunity, stunning two-room apartment on the 6th floor of a secure and peaceful luxury residence built in 2003 in the sought-after seaside area of Juan-les-Pins. Measuring 38 m², with a beautiful 18 m² southwest-facing terrace, this property offers breathtaking panoramic sea views. This well-maintained apartment features a fitted open kitchen, individual heating via reversible air conditioning, and an electric water heating system. You will also appreciate quality amenities: elevator, double glazing, reinforced door, electric blinds and shutters. It includes a bedroom, a shower room, a separate toilet, and an underground parking space. Feel free to contact us for more information. The seaside area of 06160 Juan-les-Pins is a charming and lively spot. Bathed by the Mediterranean Sea, it offers gorgeous sandy beaches lined with restaurants and cafés. It's also a bustling hub for water sports, with opportunities...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 465 and 629 € (reference year 2023)  
Document non contractuel - 08/12/2025



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