



SUPERB 3-BEDROOM SEAFRONT FLAT IN JUAN-LES-PINS WITH PARKING AND CELLAR

New Listing Antibes Transactions

Sale price: €998,000

Ideally located in Juan-les-Pins, on the second floor of a well-maintained residence with lift, this flat benefits from a seafront position offering a breathtaking view, as well as immediate proximity to the beaches and shops.

This beautiful 3-room flat of 89.75 m² (Carrez Law) comprises a large living/dining room, a bedroom with built-in wardrobe, another bedroom, a study area, a semi-open kitchen, a bathroom with wall-hung WC and wall-hung bidet, a shower room with wall-hung WC, two hallways, a balcony serving the living/dining room and a glazed loggia accessible from both bedrooms and the kitchen. In addition to its prime location and stunning view, a major quality of this flat is its large principal suite formed by one of the bedrooms, a dressing room (installed in one of the two hallways) and the bathroom, all separated from the rest of the flat by a door.

Fully refurbished in 2017 and tastefully decorated, it benefits from an optimised layout, quality finishes as well as natural ventilation thanks to its dual aspect: south (slightly inclined towards the west) on the living/dining room side, and north-west on the bedrooms and kitchen side. Comfort is ensured by ducted reversible air conditioning, double glazing, electric roller shutters, the electric awning on the living room balcony, exterior lighting, a reinforced entrance door, collective gas heating with individual meters, collective gas hot water, two electric towel rails (one in the bathroom and one in the shower room), fibre-optic internet connection, as well as the parking space with cellar at the rear. Residence with caretaker.

The location is one of this property's major assets: a short walk to the sea, the emblematic places of Juan-les-Pins (the Pinède garden, the Casino, restaurants, etc.), schools, and perfectly served by public transport thanks to nearby bus stops and the railway station.

AREA DETAILS	
Room or Area	Carrez Law Area
Living/dining room	36.90 m ²
Hallway no. 1	2.70 m ²
Study	5.10 m ²
Kitchen	7.35 m ²
Hallway no. 2	4.90 m ²
Bathroom	4.70 m ²
Bedroom no. 1	11.90 m ²
Bedroom no. 2	12.00 m ²
Shower room	4.20 m ²
Total	89.75 m²

Annexes & Outbuildings	
Annexe	Non-Carrez Area
Garage	10.00 m ²
Cellar	not disclosed
Balcony	11.40 m ²
Glazed loggia	8.20 m ²
Total	29.60 m²

A rare property on the market, ideal for a young family seeking a holiday-style living environment or for an investor wishing to benefit from its excellent rental potential. A must-see!

For further information or to arrange a viewing, contact Antibes Transactions on 06 18 46 92 74. We will be happy to assist you in making your property project a reality.

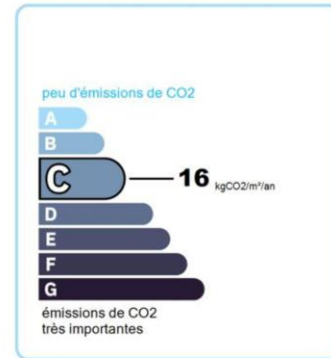
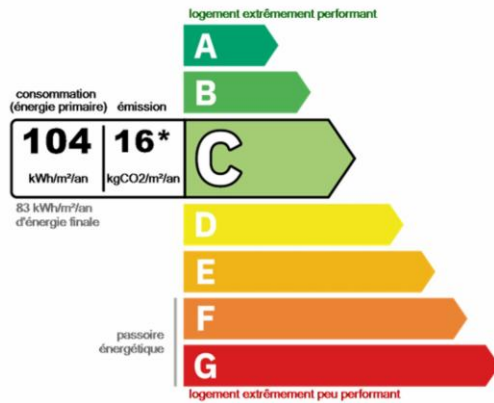
Energy and climate performance (energy performance inspection report carried out on 20 May 2025)

- ENERGY RATING: C
104 kWh/m²/year consumption (primary energy) | 83 kWh/m²/year final energy
- CLIMATE RATING: C
16 kg CO₂/m²/year greenhouse gas emissions
- Estimation of the property energy yearly cost: between €850 and €1,150 per year

Average energy prices indexed for the years 2021, 2022 and 2023 (subscriptions included) (including standing charges)

The costs are estimated based on the characteristics of the property and standard usage across five areas (heating, hot water, air conditioning, lighting, and auxiliary systems).

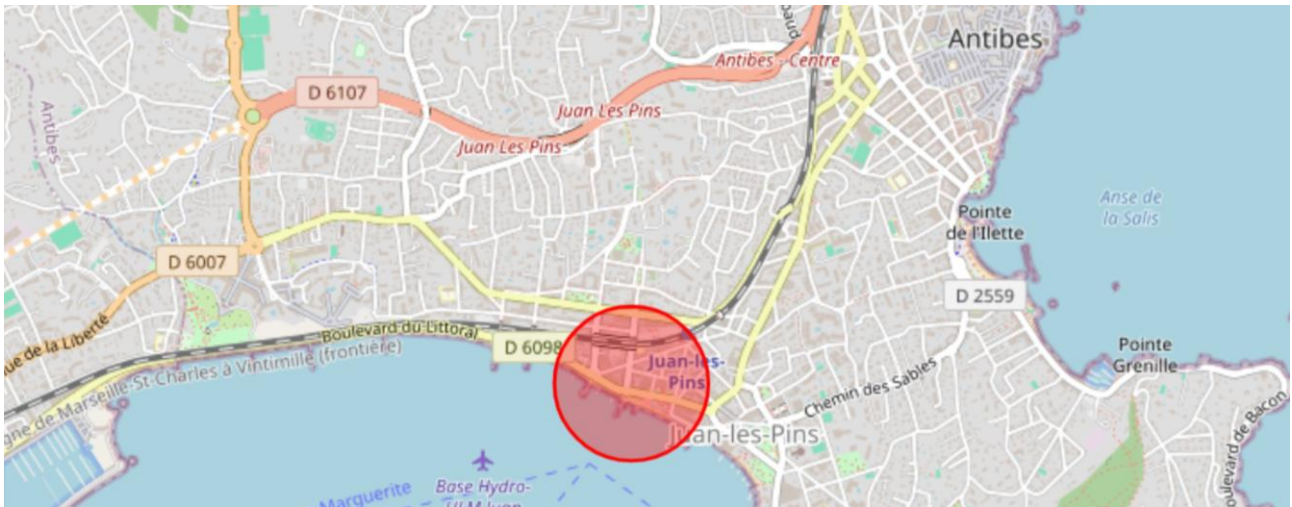
* Dont émissions de gaz à effet de serre.



Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements.
Pour l'améliorer, voir pages 5 à 6

Ce logement émet 1467 kg de CO₂ par an, soit l'équivalent de 7599 km parcourus en voiture.
Le niveau d'émissions dépend principalement des types d'énergies utilisées (bois, électricité, gaz, fioul, etc.)

Geographical location





*Dante
Obregon*

President - Antibes Transactions

📞 06 18 46 92 74



Information about the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr
(QR code on the right)



The risks-and-pollution report for this property can be viewed on our website:
www.antibes-transactions.fr/erp_0034.php
(QR code on the right)



You can see the fee schedule from Antibes Transactions on our website:
www.antibes-transactions.fr/EN/honoraires.php
(QR code on the right)



Additional information

Real estate agency fees payable by the seller: 3% of the sale price, inclusive of VAT

Average annual condominium service charges paid by the seller: Approximately €3,960, amount declared by the seller. Heating, cold water and hot water are included in the service charges.

Property sold subject to co-ownership regulations

Number of units in the condominium: 101 (including 47 residential units)

Professional managing agent

Property tax: Approximately €1,400, amount declared by the seller

Condition of the property: good condition

Legal information about the real estate agency Antibes Transactions

Address: 540 Première Avenue 06600 Antibes - France

Telephone: 09 70 44 87 17 / 06 18 46 92 74

Trade and Companies Register: 910 130 996 R.C.S. Antibes

Siren number: 910 130 996

Professional licence number: CPI 0605 2022 000 000 062

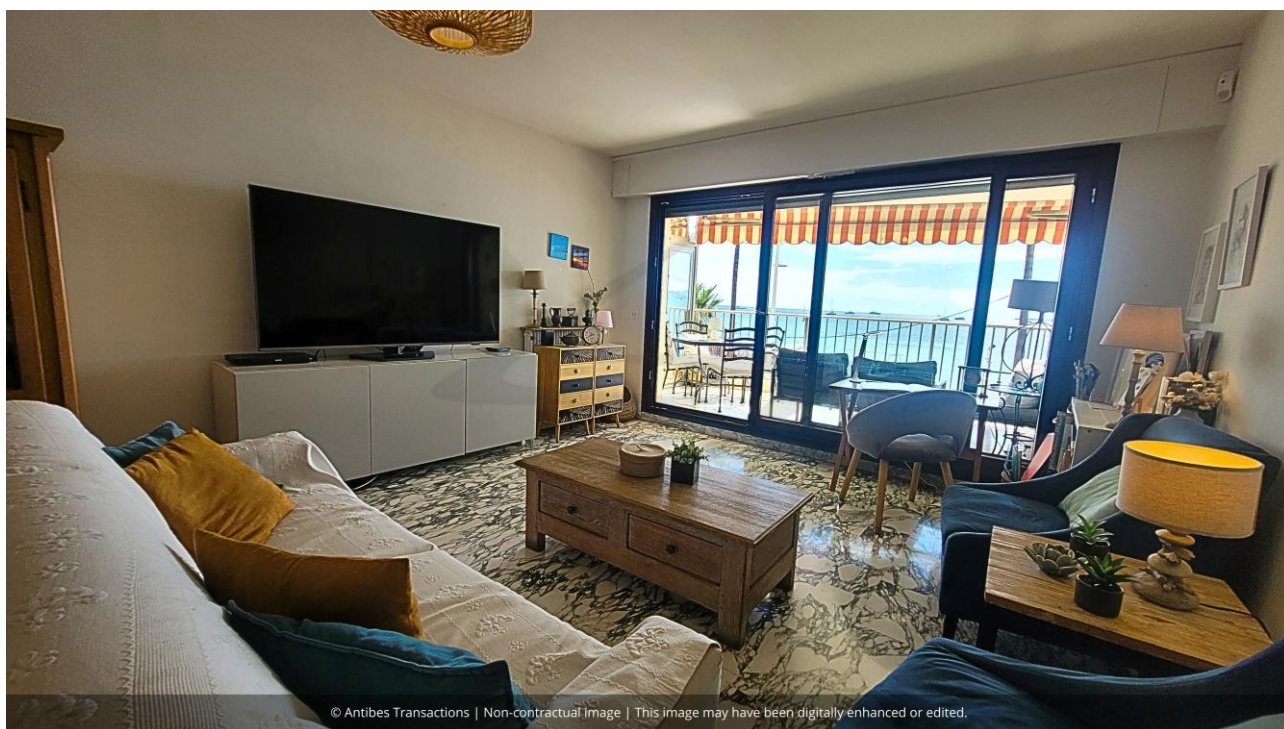
Real estate agency registered with the French one-stop business registration institution ("Guichet Unique des Formalités des Entreprises").

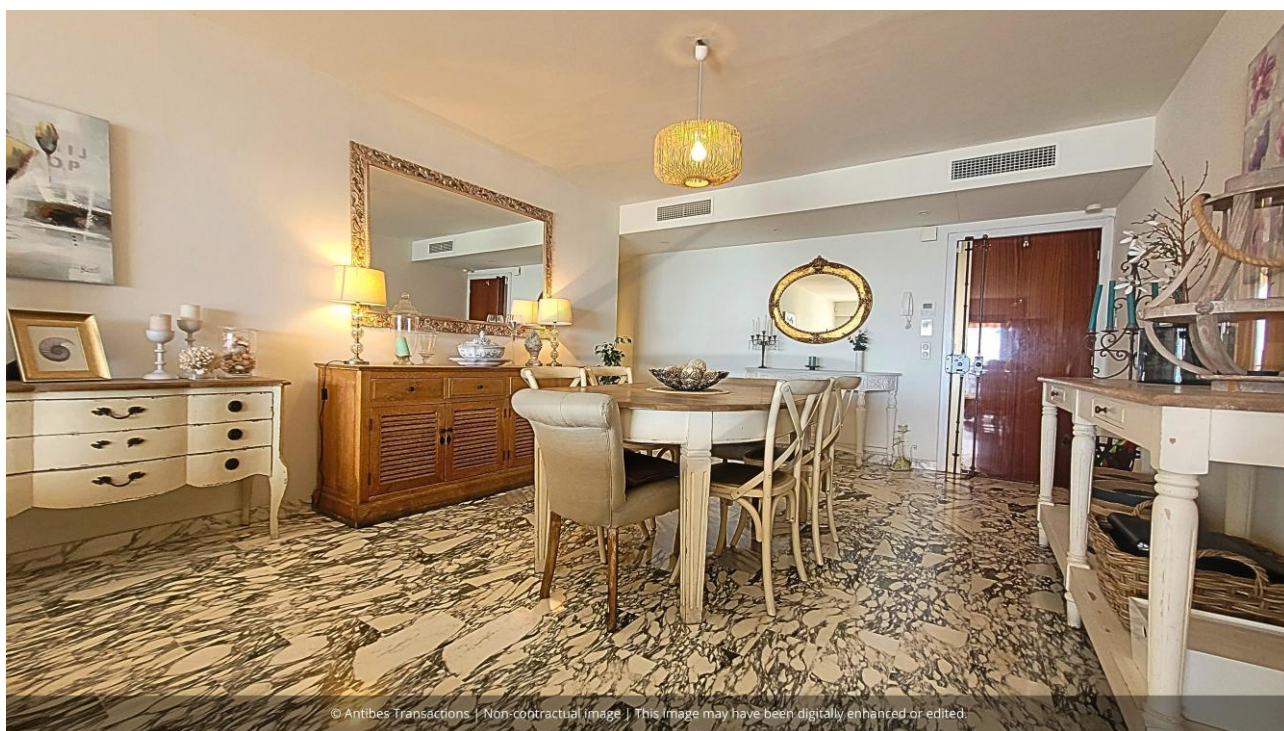
Disclaimer

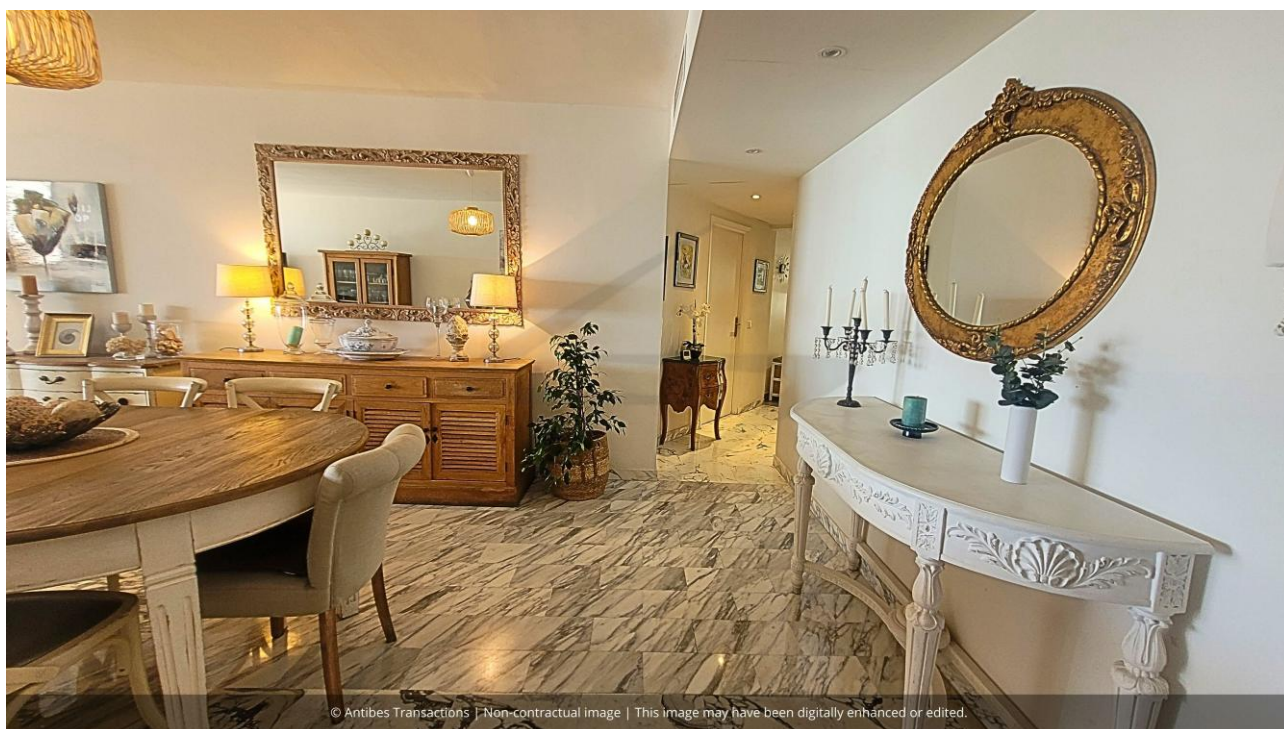
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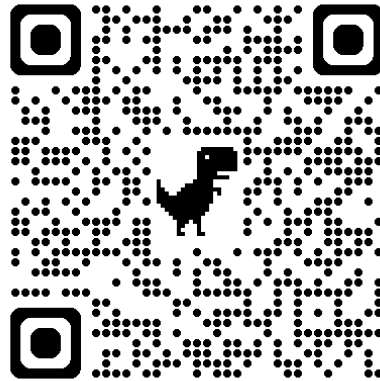






Discover the listing for this property using the link or QR code below:

www.antibes-transactions.fr/EN/0034.php



Dante Obregon

President

Real Estate Agency Antibes Transactions

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☎ 09 70 44 87 17

📞 06 18 46 92 74 📞

✉ contact@antibes-transactions.fr

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ANTIBES TRANSACTIONS

Agence immobilière | Real Estate Agency

