

## Price on request

**Buying apartment**

**1 room**

**Surface : 27 m<sup>2</sup>**

**Year of construction : 1973**

**Exposition : ouest**

**View : dégagée**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

### Features :

Lift, Secured residence, Calm, residential,  
Electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

14/01/2026 - Prix T.T.C



## Apartment 1056 Juan-les-Pins

Beautiful ground-floor garden studio in Juan-les-Pins, located in a quiet seaside residential neighborhood. This charming 27m<sup>2</sup> west-facing apartment offers an unobstructed view. It features a fitted open-plan kitchen, a bedroom, a shower room, and separate toilets. It also benefits from a large 68m<sup>2</sup> terrace and garden, perfect for fully enjoying the Mediterranean climate. Hot water and heating are electric and individually controlled. The interior is in good condition, as is the overall state of the building, which was built in 1973 and has 5 floors, adding real value to this studio. A parking space is also included. The apartment is rented unfurnished on a yearly lease at €714/month all charges included. Ideal for investment! \*\*EXCLUSIVE CIEL AZUR REAL ESTATE\*\* Located on the French Riviera, 06160 Juan-les-Pins is a sunny area offering numerous advantages for buying a studio. Its main appeal lies in the proximity to the Mediterranean Sea, making it especially popular for holidays or permanent residence. Real estate in Juan-les-Pins offers a wide range of studios, served by excellent amenities including gourmet restaurants, upscale shops, and efficient public transport. The property market in Juan-les-Pins is known for its growth potential, providing a reliable investment opportunity.

