

## RARE EXCLUSIVE opportunity - BEACHFRONT Apartment in Juan les Pins

### EXCLUSIVE



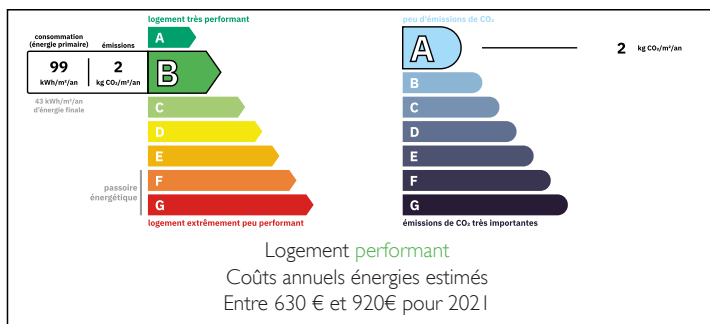
### INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Antibes         |
| Department:    | Alpes-Maritimes |
| Bed:           | 2               |
| Bath:          | 2               |
| Floor:         | 73 m2           |
| Outside Space: | 44 m2           |

### IN BRIEF

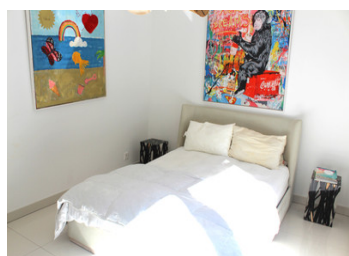
EXCEPTIONAL LOCATION in Juan les Pins for this elegant recently built modern ground floor BEACHFRONT apartment in a HIGH QUALITY PRIVATE RESIDENCE with two double beds, two baths, secure garage. RARE opportunity.

### ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 1353 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Directly facing the seafront and newly built to high standards in 2018 with one original owner, this is a very RARE and UNIQUE opportunity to acquire property in such a BEACHFRONT location in the trendy Juan Les Pins district. The residence is designed by an internationally known architect with elegance and refined lines and has been built to very high specifications with durable materials.

Located in Boulevard Charles Guillaumont, everything is walkable, starting with the sand just across the street. A little further is the heart of the town with its boutiques, restaurants, bars and shops plus cultural events like its famous jazz festival.

This desirable apartment has a huge stylish American style living room/diner of 36m<sup>2</sup> to the front with a luxury kitchen all SIEMENS appliances -dishwasher / washing machine / ceramic hob / fridge freezer / wine cellar, marble island - 30 000 EU spent here. Two double bedrooms with built-in mirror wardrobe space. There is a family bathroom with double sinks, plus an en suite shower room and separate WC. With modern security shutters throughout, reversible air conditioning and sunny outside terrace of 44m<sup>2</sup> facing the sea.

There is a further private terrace wrapping around the entire side of the apartment and also a secure garage underground with electric door opening.

\* Opportunity to purchase a similar second garage next to the first, this is a valuable asset & recommended being taken advantage of - price upon request.

Service charges are around 2300 euros per year. Full time...