



## LUXURY BY BLUE

INTERNATIONAL REALTY

Penthouse in the heart of Juan les Pins



Juan-les-Pins - 1 900 000 €

Ref. 84904565

Elegant duplex combining the charm of the old with a contemporary touch in its renovation. This exceptional property of approximately 151 m<sup>2</sup> is located on the top floor of one of the most beautiful Art Deco buildings in Juan-les-Pins, close to the beaches, shops, and restaurants.

On the 6th floor, you will find an entrance, guest toilets, a large living area including a fully equipped BOFFI kitchen (wine cellar, freezer with ice maker, waste treatment machine, etc.), a dining room and a living room, as well as an office space. These rooms are bright and very well arranged and convivial.

On the 5th floor, there is an entrance, a laundry room, and 4 light-filled bedrooms, all en suite with storage, one of which has a dressing room. One of the bedrooms, currently used as a TV room, has a lovely adjoining balcony offering an unobstructed view.

The apartment features a large 112 m<sup>2</sup> terrace, bathed in sunlight all day, offering a glimpse of the sea and beautiful open views of the mountains and the city. An outdoor shower allows you to cool off on hot summer days, and a practical storage room is also available on the terrace level.

A cellar of approximately 7 m<sup>2</sup> and a double garage add to the comfort of this exceptional



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property.  
An absolute gem!

Living area : 152 m<sup>2</sup>

Bedrooms : 0

Exposition : East, West, South

Rooms : 7

✓Sea view

✓Terrace

Property tax : 1 899 €

Fees payable by vendor



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