



## Brand new duplex penthouse with terraces

Brand new duplex penthouse with terraces.

Four rooms and double parking space, close to the beach. Very well located duplex penthouse, on Avenida Catalunya, just 2 minutes by car from the Paseo Marítimo and the beach. It has 140m<sup>2</sup> constructed (96m<sup>2</sup> useful) distributed over two floors:

Main floor: hall, living-dining room with exit to the terrace, independent kitchen, 3 bedrooms and 2 full bathrooms.

Upper floor: 36m<sup>2</sup> space ideal as a 4th bedroom, office or multipurpose room, with access to a second sunny terrace. The house is very bright thanks to its southern orientation. It is in excellent condition, with underfloor heating, double glazing, elevator and double parking space in the communal area. Quiet area, perfect for families, close to services and shops.

Price: **350.000 €**

Exclusive Apialia Costa Brava. Please note that the notarial, registration and applicable taxes (ITP or VAT + AJD) and other costs inherent to the purchase are not included in the purchase price.

Transaction:	Sale	Category:	Apartment
Municipality:	Baix Empordà	Surface area:	140 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Lift:	Yes