ref. GH-1311



PENTHOUSE WITH TERRACE AND POOL 5 MINUTES FROM THE BEACH

Exclusive product by Apialia.

Discover this spectacular 98 sqm penthouse in one of the quietest residential areas of Sant Feliu de Guíxols, just a 5-minute walk from the town center and the beach.

The property is a duplex and is distributed as follows: On the main floor, we find the living-dining room, the kitchen, 2 full bathrooms, and two double bedrooms with fitted wardrobes (one of them en suite). On the upper floor, there is a third attic bedroom with an additional bathroom and direct access to the sun terrace, offering open and clear views from which you can see the sea.

Located in a building with an elevator, this penthouse is in perfect condition, ready to move into. The community features a swimming pool, perfect for summer, and a very pleasant neighborhood atmosphere.

Price: **383.000 €**

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Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

Property condition: Perfect
Net floor area: 85.40 sqm
Built area: 98 sqm
Occupancy Certificate: CHG00772125001
Energy Certificate: 5FGFJ2XZX
Consumption: E 200 kWh/sqm per year
Emissions: E 42 kg CO2/sqm per year
API Number: 881
AICAT Registration number: 12800 Costa Brava Realty S.L.
Location: Located in a stressed market zone.
Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.
Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Apartment
Situation:	Calle de Llevant, Sant Feliu de Guíxols, Baix Empordà	Built area:	98 m^2
Useful area:	85 m^2	Condition:	Perfect condition
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Terrace:	Yes
Lift:	Yes		