



Discover this spectacular 93 m<sup>2</sup> penthouse in one of the most peaceful and residential areas of Sant Feliu de Guíxols! Just a 5-minute walk from the center and the beach, this property is perfect for those seeking comfort and quality of life.

This bright duplex is distributed as follows: on the main floor, you'll find a spacious living-dining room filled with natural light, a modern kitchen, two full bathrooms, and two double bedrooms with built-in wardrobes (one en suite). Additionally, it has a balcony with views of the pool, ideal for relaxing and enjoying the surroundings. On the upper floor, there is a charming attic room with an extra bathroom and direct access to a 50m<sup>2</sup> sun terrace from which you can admire open, unobstructed sea views.

The home features gas heating and air conditioning for maximum comfort. Located in a building with an elevator, it is in perfect condition, ready to move in. The community includes a swimming pool perfect for summer days and a very friendly neighborhood atmosphere, making it ideal as a primary or secondary residence.

Optionally, you can purchase a spacious parking space with a storage room for

**Price: 495.000 €**

30,000, further enhancing your convenience.

Don't miss the opportunity to live in a privileged location with all the amenities!

**APIALIA PRODUCT. PURCHASE EXPENSES NOT INCLUDED: Property Transfer Tax + Notary fees + Land Registry.**

Transaction:	Sale	Category:	Apartment
Municipality:	Baix Empordà	Surface area:	93 m <sup>2</sup>
Rooms:	3	Bathrooms:	3 bathrooms
Swimming pool:	Yes	Lift:	Yes