ref. 1312



EXCLUSIVE APIALIA COSTA BRAVA. Discover this spectacular 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 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.

Price: **480.000 €**

IMISA Costa Brava
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Girona, Espanya

Optionally, you can purchase a spacious parking space with a storage room for 30,000, further enhancing your convenience.

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

Property condition: very good
Net Area: 78 m² Built Area: 104 m²
Energy Efficiency Certificate (CEE):
Consumption: E 111 kWh/m² year
Emissions: E 23 kg CO2/m² year
CEE Registration Number: 4P9YKX3RB
Habitation Certificate: CHG00847724001
API Number: 881
AICAT Registration Number: 12800 Costa Brava Realty S.L.
Located in a rent-controlled zone (zona tensionada).
Not included in the price: ITP (transfer tax at the current rate in Catalonia), notary and registry fees according to official scales.
Fees: Real estate commissions are included in the sale price.

Transaction:	Sale	Category:	Apartment
Situation:	Calle de Llevant, Sant Feliu de Guíxols, Baix Empordà	Built area:	104 m^2
Useful area:	78 m^2	Condition:	
Rooms:	3	Bathrooms:	3 bathrooms
Swimming pool:	Yes	Lift:	Yes