



Exclusive product by Apialia Costa Brava.

Magnificent duplex apartment located in the heart of Palamós, just a few steps from the lighthouse and the promenade. This property represents an excellent opportunity for investors seeking solid returns without delay. The main appeal of this investment is its current status: the property is sold tenanted with a valid lease agreement in place. Therefore, the buyer must subrogate to the rental contract, fully respecting the conditions and duration of the existing agreement. This ensures the new owner receives rental income from day one, eliminating the need for tenant searching and selection.

The ground floor features a hall, a fully equipped independent kitchen, a practical guest toilet, and a bright living-dining room. From the living room, there is access to a private terrace with partial sea views.

The lower floor consists of three double bedrooms and two full bathrooms. This floor also benefits from an internal light well and includes a laundry room and a storage room, adding great functionality to the home.

Price: **350.000 €**

Comfort is guaranteed year-round thanks to the air conditioning, ducted heating, and electric radiators. Additionally, there is an option to purchase a parking space in the same building for an extra €20,000.

Property condition: Good

Area: Faro de Palamós

Net floor area: 90.38 m²

Built area: 103 m²

Energy Efficiency Certificate (EPC):

Consumption: 165 kWh/sqm per year

Emissions: 28 kg CO₂/sqm per year

EPC Registration number: 3QDLSXB0S

Occupancy Certificate: CHG01160919001

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.

Location: Located in a stressed market zone.

Not included in the price: Taxes (ITP or VAT + AJD as applicable at the current rate), 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 Ametlla de Mar, Palamós, Baix Empordà	Built area:	103 m ²
Useful area:	90 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	3 bathrooms		