



## APIALIA COSTA BRAVA

Apartment in the heart of Sant Feliu de Guíxols, just a one-minute walk from the beach and located in a pedestrian zone, ideal for enjoying the peace and quiet and convenience of having everything within easy reach.

This bright, first-floor apartment of 72 m<sup>2</sup> features a spacious living/dining room filled with natural light, creating a warm and inviting atmosphere. It includes a separate kitchen, three bedrooms, and a full bathroom. The property boasts aluminum windows, natural gas, heating, and an alarm system, offering comfort and security year-round.

The building also has a communal terrace. Supermarkets, a pharmacy, and all the necessary amenities are just a minute away.

An ideal opportunity both as a second home to enjoy summers on the Costa Brava and as a year-round residence in a prime location.

Price: **186.000 €**

**PURCHASE COSTS NOT INCLUDED: Transfer Tax + Notary + Land Registry.**

Transaction:	Sale	Category:	Apartment
Municipality:	Baix Empordà	Surface area:	72 m <sup>2</sup>
Rooms:	3	Bathrooms:	1 bathroom