



SPECTACULAR FULLY RENOVATED APARTMENT IN PALAMÓS WITH SEA VIEWS

APIALIA COSTA BRAVA EXCLUSIVE. We present this magnificent apartment located on the second floor with an elevator, which has been fully renovated with brand new electrical, plumbing, and carpentry installations. The living area features a bright living-dining room with an open-plan kitchen—a spacious and modern area with direct access to a terrace offering open views of the sea and Palamós, the perfect setting to enjoy the outdoors and the sunset.

Regarding the layout, the apartment has three double bedrooms, all equipped with wardrobes. The master suite features a full private bathroom with a shower for added privacy, while the rest of the home offers a second bathroom with a shower and a practical guest toilet. Additionally, there is a functional independent laundry room accessed directly from the terrace.

High-quality finishes include double-glazed aluminum windows, electric shutters in all rooms, and an awning on the terrace for sunny days. For your convenience, the

Price: **320.000 €**

apartment is delivered fully furnished and equipped with appliances, ready for immediate move-in.

The location is truly unbeatable, just steps away from some of the most beautiful coves on the Costa Brava and very close to the center of Palamós, surrounded by essential services such as pharmacies, schools, and supermarkets. In short, this is a modern, functional home with privileged views that you cannot miss.

Property condition: Very good.

Useful area: 82 m².

Built area: 102 m².

Year of construction: 1970.

Energy Efficiency Certificate (EPC):

Consumption: E 124 kWh/m² year.

Emissions: E 26 kg CO₂/m².

EPC registration number: 70SMT4KVY.

Certificate of occupancy: CHG00477714001.

Not included in the price: ITP (current rate in Catalonia), notary and registry fees according to official tariff.

Fees: Real estate management fees are included in the sale price.

API Number: 881

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

Transaction:	Sale	Category:	Apartment
Situation:	Xaloc, Palamós, Baix Empordà	Built area:	102 m ²
Useful area:	82 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	3 bathrooms	Washing machine:	Yes
Lift:	Yes	Furnished:	Yes