



Bright apartment with parking in upper area - Sant Feliu de Guíxols

EXCLUSIVE APIALIA COSTA BRAVA

This charming apartment is located in the upper area of Sant Feliu de Guíxols, a privileged location known for its tranquility and excellent transport links. Due to its layout and situation, the property is ideal both as a permanent residence and as a relaxing holiday home.

Upon entering, you are welcomed by a spacious, functional kitchen that includes a generous dining area, perfect for everyday life. This room is complemented by a separate laundry area, a practical solution that optimizes home organization. The tour continues into the living room, a cozy and sun-drenched space that opens directly onto an exterior balcony. Thanks to its excellent orientation, the living room enjoys constant natural light throughout most of the day.

The sleeping area has been designed to offer maximum privacy and comfort. It

Price: **235.000 €**

features three bedrooms, most notably the master suite with its own private bathroom. The other two bedrooms offer great versatility, making them ideal as children's rooms, professional offices, or guest rooms, all served by a second full bathroom.

Regarding its features, the property has natural gas heating, ensuring an optimal temperature and a comfortable atmosphere year-round. Additionally, the building is equipped with an elevator, a highly valued feature providing easy access to the home.

The offer is completed by a parking space located within the same building, adding extra convenience in the area. The location is undoubtedly one of its strongest points, allowing for a peaceful neighborhood lifestyle while remaining close to all essential services, such as schools, shops, and public transport. In short, this is a bright and very complete home, designed for those seeking quality of life and well-being on the Costa Brava.

Property status: Excellent

Living area: 102 m² | Built area: 146 m²

Energy Efficiency Certificate (CEE): E (Consumption: 119 kWh/m² year | Emissions: 25 kg CO₂/m² year)

CEE Registration Number: GCT3YWDTQ

Habitancy Certificate: CHG00457119001

API Number: 0881-GI | AICAT Registration Number: 12800 Costa Brava Realty S.L.

Legal status: Located in a high-demand (stressed) housing zone. Large Property

Owner status: No.

Not included in the price: Property Transfer Tax (ITP - current rate in Catalonia), notary and registry fees.

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

Transaction:	Sale	Category:	Apartment
Situation:	Calle de Canigó, Sant Feliu de Guíxols, Baix Empordà	Built area:	146 m ²
Useful area:	102 m ²	Occup. cert.:	CHG00457119001
Condition:	Perfect condition	Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Lift:	Yes