



EXCLUSIVE PRODUCT APIALIA COSTA BRAVA

Charming downtown apartment with tourist license in Palamós

We present a fantastic investment opportunity in a truly unbeatable location, situated right in the center of Palamós and just 150 meters from the beach. With a built area of 30 square meters, this property offers a functional and well-distributed space that is ideal as a holiday residence, a profitable investment, or a first home.

The interior of the apartment features a comfortable living-dining room with direct access to the balcony, an integrated open-plan kitchen, a double bedroom equipped with a built-in wardrobe, and a full bathroom with a shower tray. To ensure maximum comfort throughout the year, the property is equipped with air conditioning and a heat pump. Furthermore, the building stands out for its convenience and accessibility, offering five elevators and several entrances strategically distributed around the complex. As a key added value, the property holds a valid tourist license, representing an excellent opportunity for those

Price: **160.000 €**

looking for immediate profitability through vacation rentals.

Property condition: good

Net Area: 30 m²

Built Area: 41 m²

Energy Efficiency Certificate (CEE): Available

Energy Consumption: E 105 kWh/m² year

Emissions: D 17 kg CO₂/m² year

EEC Registration Number: (Pending)

Certificate of Occupancy (Cédula): n.CHG CHG0457408014

API Number: 881-GI

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

Rent-regulated zone: Yes

Large property owner status: YES

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

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

Transaction:	Sale	Category:	Apartment
Situation:	Calle Barcelona, Palamós, Baix Empordà	Built area:	41 m ²
Useful area:	30 m ²	Occup. cert.:	CHG0457408014
Condition:	Good condition	Rooms:	1
Bathrooms:	1 bathroom	Lift:	Yes