



Renovated apartment two minutes from the sea.- Sant Feliu de Guíxols

EXCLUSIVE APIALIA COSTA BRAVA: We present this excellent opportunity to acquire a property located in the heart of Sant Feliu de Guíxols, one of the most highly valued towns on the Costa Brava for its quality of life, beaches, marina, and its wide commercial and gastronomic offering open all year round.

The property is located just a two-minute walk from the Promenade and the beach, allowing you to comfortably enjoy the sea without the need for a vehicle. Its privileged location makes this home an ideal option both as a primary residence and as a second home for getaways and holidays.

The apartment features a practical and functional layout. It has a bright living-dining room connected to a renovated kitchen, designed to maximize space and offer daily comfort.

The night area consists of three bedrooms that can adapt to different family needs,

Price: **250.000 €**

as well as a fully renovated bathroom, bringing a modern and functional style to the entire property.

One of its main highlights is its pleasant, generously sized balcony, with enough space to set up a table and enjoy meals or dinners outdoors in a quiet, urban setting.

The property is equipped with aluminum exterior frames that improve thermal and acoustic insulation, providing comfort throughout the year. Additionally, it features a natural gas installation and air conditioning, ensuring a pleasant temperature in any season.

A very well-located, comfortable property ready to enjoy everything that Sant Feliu de Guíxols and the Costa Brava have to offer.

Estado del inmueble: Reformado parcialmente

Superficie Útil: 62 m²

Superficie Construida: 71 m²

Certificado Eficiencia Energética (CEE):

Consumo: F 214 kWh/m² año

Emisiones: E 45 kg CO₂/m² año

Registro Número CEE: L9F1FT1DZ

Cédula de Habitabilidad: CHG00663326001

Número API: 0881-GI

Número registro AICAT: 12800 Costa Brava Realty S.L.

Se encuentra en zona tensionada. Condición de gran tenedor: No.

No incluidos en el precio: ITP (tipo vigente en Cataluña), gastos notariales y registrales según arancel.

Honorarios: Los honorarios de gestión inmobiliaria están incluidos en el precio de venta.

Transaction:	Sale	Category:	Apartment
Situation:	Calle de Sant Isidre, Sant Feliu de Guíxols, Baix Empordà	Built area:	71 m ²
Useful area:	62 m ²	Occup. cert.:	CHG00663326001
Condition:	To Restore	Rooms:	3
Bathrooms:	1 bathroom	Washing machine:	Yes