



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

EXCLUSIVE APICALIA COSTA BRAVA: This attractive apartment enjoys an exceptional location in the center of Sant Feliu de Guíxols, one of the most sought-after towns on the Costa Brava thanks to its beaches, marina, charming old town and year-round services.

Just two minutes on foot from the seafront promenade and the beach, the property allows residents to enjoy a true Mediterranean lifestyle while having all amenities within easy reach.

The apartment offers a practical and functional layout. The living area consists of a bright living-dining room connected to a renovated kitchen designed to maximize comfort and efficiency.

Price: **250.000 €**

The sleeping area includes three bedrooms, providing flexibility for families, couples or buyers looking for an additional office or guest room. The bathroom has also been renovated, offering modern finishes and functionality.

A highlight of the property is its spacious balcony, large enough to accommodate a dining table and create a pleasant outdoor space for meals or relaxation.

The apartment benefits from aluminum exterior window frames that improve thermal and acoustic insulation. It also features natural gas and air conditioning, ensuring year-round comfort.

A fantastic opportunity to acquire a well-located property close to the beach and all the attractions of the Costa Brava.

## ADDITIONAL INFORMATION

### Property Features

Condition: Partially renovated

Usable area: m

Built area: 71 m

Large Property Holder Status: No

### Documentation

Occupancy Certificate:CHG00663326001

Energy Certificate: L9F1FT1DZ

### Financial Conditions

Sale price: 250.000 eur

Agency fees: Included in the price

Taxes: Not included

Notary and Land Registry fees: Not included, according to current regulations

Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Flat
Situation:	Calle de Sant Isidre, Sant Feliu de Guíxols, Baix Empordà	Built area:	71 m <sup>2</sup>
Useful area:	66 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	1 bathroom	Washing machine:	Yes