



Bright 3-bedroom penthouse with two terraces, parking, and storage room in L'Escala

Excellent opportunity to acquire a single-family penthouse apartment located in a quiet and accessible area of L'Escala, just a short walk from all amenities and the seaside charm of the Costa Brava. Thanks to its layout and comforts, this property is ideal both as a primary residence or as a holiday retreat by the sea.

Functional Layout and Outdoor Spaces

The property stands out for its excellent layout, making the most of natural light and cross-ventilation thanks to its orientation and outdoor spaces. The living area features a comfortable entrance hall leading to a cozy living-dining room, which serves as the central heart of the home, alongside an independent kitchen optimal for daily life. The sleeping area offers three exterior bedrooms with ample customization possibilities, such as family rooms, a home office, or a walk-in closet, and a full bathroom. The main highlights of the property are its two terraces, one front and one back, which are perfect for enjoying the Mediterranean climate, dining alfresco, or unwinding at the end of the day.

Price: **185.000 €**

Convenience and Storage Included

The apartment is designed to offer a high quality of life and solve daily logistical needs, as it includes within the same building a large private parking space in the basement, which is a major advantage in this area, and an independent storage room ideal for bicycles, beach gear, or sports equipment.

Strategic Location

Located in L'Escala, the surroundings offer a perfect combination of fine sand beaches, hidden coves, natural trails, and a rich gastronomic and cultural offer throughout the year. It is a privileged place to enjoy tranquility without giving anything up. This is a practical, complete home with the added value of its outdoor spaces in one of the most sought-after towns on the Costa Brava. Contact us to arrange a viewing and discover your next home.

Technical and Legal Specifications

Property condition: good

Net internal area (useful): 67 m²

Gross built area: 73 m²

Energy Efficiency Certificate (CEE): ORMRBORSY

Consumption: E 157 kWh/m² year

Emissions: E 30 kg CO₂/m² year

CEE registration number:

Certificate of Occupancy: in process

API number: 881

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

Location status: located in a rent-stressed area

Owner status: large property owner

Not included in the price: Property Transfer Tax (ITP, current rate in Catalonia), notary, and registry fees according to official tariffs

Fees: real estate management fees are included in the sale price

API number: 0881-GI

Registration number: 12800

Transaction:	Sale	Category:	Apartment
Situation:	L'Escala, Alt Empordà	Built area:	73 m ²
Useful area:	67 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	1 bathroom	Parking:	Yes
Utility room/area:	Yes	Terrace:	Yes