



Apartment for sale in Sant Feliu de Guíxols

Spectacular 93 m penthouse in one of the quietest and most residential areas of Sant Feliu de Guíxols

Exclusive Apialia Costa Brava

Discover this spectacular 93 m penthouse in one of the most peaceful and residential areas of Sant Feliu de Guíxols! Just a 5-minute walk from the center and the beach, this property is perfect for those seeking comfort and quality of life. This bright duplex is distributed as follows: on the main floor, you'll find a spacious living-dining room filled with natural light, a modern kitchen, two full bathrooms, and two double bedrooms with built-in wardrobes (one en suite). Additionally, it has a balcony with views of the pool, ideal for relaxing and enjoying the surroundings. On the upper floor, there is a charming attic room with an extra bathroom and direct access to a 50m sun terrace from which you can admire open, unobstructed sea views.

The home features gas heating and air conditioning for maximum comfort. Located in a building with an elevator, it is in perfect condition, ready to move in. The community includes a swimming pool perfect for summer days and a very friendly

Price: **480.000 €**

neighborhood atmosphere, making it ideal as a primary or secondary residence. Optionally, you can purchase a spacious parking space with a storage room for 30,000, further enhancing your convenience.

Don't miss the opportunity to live in a privileged location with all the amenities!

Location: Atmeller

Condition: good condition

Built area: 93m²

Usable area: 78m²

Energy Efficiency certificate reference: 4P9YKX3RB

Certificate of Occupancy reference: CHG00847724001

Applicable taxes not included in the sale price (ITP or IVA + AJD): Current rate

Notary and Land Registry fees not included in the sale price: According to official tariffs

AICAT Registration Number: 12007

API Number: 1154

Transaction:	Sale	Category:	Duplex
Situation:	Calle de Llevant, 21, Sant Feliu de Guíxols, Baix Empordà	Built area:	93 m ²
Useful area:	78 m ²	Occup. cert.:	
Condition:		Bedrooms:	3
Bathrooms:	3 bathrooms	Swimming pool:	Yes
Lift:	Yes		