



Duplex for sale in Palamós

Opportunity for the investor

Exclusive Apialia Costa Brava. Magnificent duplex apartment located in the heart of Palamós, just a few steps from the lighthouse and the seafront promenade. This property is presented as an ideal opportunity for the investor looking for solid and immediate returns. The attractiveness of this investment lies in its current situation: the property is sold already leased with a valid rental contract in force. Therefore, the buyer must be subrogated in the position of the current owner, fully respecting the terms and duration of the existing contract. This circumstance assures the new owner the perception of rental income from day one, eliminating the need to manage the search and selection of tenants.

It is distributed on the ground floor, where we find the entrance hall, the fully equipped independent kitchen, a practical guest toilet, and a bright living-dining room. From the living room, there is access to a private terrace with partial sea views.

Descending to the lower floor, it is distributed into three double bedrooms and two full bathrooms. This floor also benefits from a light well (patio de luces), and

Price: **350.000 €**

features a laundry room and a storage room that add great functionality to the home.

Comfort is guaranteed throughout the year thanks to the air conditioning, ducted heating, and electric radiators.

Additionally, there is the option to purchase a parking space in the same building for an additional cost of 20.000€.

Location: Palamós Lighthouse

Condition: Good condition

Built area: 103m²

Usable area: 90,38m²

Energy Efficiency certificate: 3QDLSXB0S

Certificate of Occupancy reference: CHG01160919001

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

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| Transaction: | Sale | Category: | Apartment |
| Situation: | Palamós, Baix Empordà | Built area: | 103 m ² |
| Useful area: | 91 m ² | Occup. cert.: | |
| Condition: | | Bedrooms: | 3 |
| Bathrooms: | 3 bathrooms | Utility room/area: | Yes |
| Terrace: | Yes | Central heating: | Yes |
| Air conditioning: | Yes | Lift: | Yes |