



## Apartment for sale in St. Feliu de Guíxols

Apialia Costa Brava Exclusive.

Discover this cozy 70 m<sup>2</sup> apartment, located in a very convenient area surrounded by shops and services that make everyday life easier. The property features two well-sized double bedrooms and one single bedroom, ideal both for families and for those who need extra space for working or creating a study area.

It has one full bathroom and an additional guest toilet, providing comfort and functionality. The bright and pleasant living-dining room is the heart of the home and offers direct access to a ground-level balcony, perfect for enjoying the outdoors. In addition, the building offers a communal rooftop terrace that expands leisure options.

The apartment includes heating and aluminum window frames, ensuring comfort and efficiency. An ideal opportunity for those looking for a practical, bright, and well-connected home.

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 rates

Price: **225.000 €**

Transaction:	Sale	Category:	Apartment
Situation:	Doctor Presas, Sant Feliu de Guíxols, Baix Empordà	Built area:	81 m <sup>2</sup>
Useful area:	69 m <sup>2</sup>	Occup. cert.:	CHG01298115001
Condition:		Bedrooms:	3
Bathrooms:	2 bathrooms		