



Apartment for sale in St. Feliu de Guíxols

Located in a very convenient area and surrounded by shops and services

Apialia Costa Brava Exclusive.

Discover this cozy 70 m² 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

Price: **225.000 €**

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

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| Transaction: | Sale | Category: | Apartment |
| Situation: | Doctor Presas, Sant Feliu de Guíxols, Baix Empordà | Built area: | 81 m ² |
| Useful area: | 69 m ² | Occup. cert.: | CHG01298115001 |
| Condition: | Good condition | Bedrooms: | 3 |
| Bathrooms: | 2 bathrooms | Terrace: | Yes |
| Air conditioning: | Yes | | |