



Spectacular ground floor apartment in Palamós, located on Mallorca Street, just 150 metres from the beach, in an unbeatable location with all services nearby (supermarkets, pharmacy, shops, restaurants and public transport).

The property is part of a historic building, one of the first built near the beach, and still preserves original wall details with exposed stone, giving it a unique and authentic character.

It was renovated in 2012 and is in excellent condition. It offers 3 bedrooms, one of them en suite, and two bathrooms with showers, providing comfort and privacy.

The living-dining room is spacious and bright, ideal for everyday living, and features a split air conditioning unit for added comfort.

The kitchen is separate, practical and functional, with a serving hatch to the dining area. The property has city gas, ensuring efficiency and convenience.

Optionally, a 55 m garage is available, with internal access to the apartment, for an

**Price: 345.000 €**

additional 65,000, ideal as parking, storage or a multipurpose space.

A character property combining history, prime location and modern comfort, perfect as a main residence or as a second home by the sea.

|               |              |               |                   |
|---------------|--------------|---------------|-------------------|
| Transaction:  | Sale         | Category:     | Apartment         |
| Municipality: | Baix Empordà | Surface area: | 90 m <sup>2</sup> |
| Bedrooms:     | 3            | Bathrooms:    | 2 bathrooms       |
| Parking:      | Yes          |               |                   |