



## Apartment for sale in Palamós

Ready to move in

Discover this magnificent duplex apartment located in the heart of Palamós, on a second floor with a lift, perfectly combining comfort, style, and an unbeatable location close to all amenities and just a few minutes from the sea.

On the main floor, a welcoming entrance hall leads into a bright and open-plan space filled with natural light, where the living-dining room with an open kitchen creates a modern, functional environment ideal for everyday living. From here, there is access to a pleasant balcony, perfect for enjoying the outdoors. This floor also features a double bedroom, a single bedroom, and a full bathroom with a shower.

On the upper floor, under the roof, there is a spectacular and charming suite, including a spacious sleeping area, a private lounge space, and its own bathroom. From this level, you can access a fantastic terrace, ideal for relaxing, sunbathing, or enjoying outdoor evenings in total privacy.

The property stands out for its brightness, practical layout, and the charm of the attic spaces, which add a unique and cosy touch.

Price: **375.000 €**

Additionally, there is the option to purchase a parking space and storage room in the same building for 40,000, a very valuable feature in this area.

A unique opportunity to live in one of the most sought-after areas of the Costa Brava.

Location: Center

Condition: Excellent

Built area: 110m<sup>2</sup>

Usable area: 72,85m<sup>2</sup>

Energy Efficiency certificate: XK0YTYVZY

Certificate of Occupancy reference: CHG00154419004

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:	Apartment
Situation:	Palamós, Baix Empordà	Built area:	110 m <sup>2</sup>
Useful area:	72 m <sup>2</sup>	Occup. cert.:	
Condition:		Bedrooms:	3
Bathrooms:	2 bathrooms	Terrace:	Yes
Lift:	Yes		