



## Apartment for sale in St. Feliu de Guíxols

Charming duplex located just 2 minutes from the beach

Apialia Costa Brava Exclusive

Charming duplex apartment located just a 2-minute walk from S Agaró beach, facing the beautiful Cala Maset cove, in one of the most exclusive areas of the Costa Brava.

The property is distributed over two floors. On the ground floor, there is a spacious and bright split-level living-dining room, which adds spaciousness and character to the space, with direct access to a pleasant split-level terrace with a garden area, ideal for relaxing or enjoying time outdoors. This floor also includes a separate kitchen, a double bedroom, and a bathroom with a shower.

The first floor comprises the sleeping area, consisting of a double bedroom with a built-in wardrobe and access to a private terrace with pleasant, unobstructed views, a single bedroom also with a built-in wardrobe, and a full bathroom with a

Price: **480.000 €**

bathtub.

The property includes a parking space for one car within the same complex, providing convenience and practicality.

An excellent opportunity both as a second home, investment or to enjoy a home in the exclusive surroundings of S Agaró, a few steps from the sea.

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

Transaction:	Sale	Category:	Duplex
Situation:	Carretera de Sant Pol, Sant Feliu de Guíxols, Baix Empordà	Built area:	81 m <sup>2</sup>
Useful area:	68 m <sup>2</sup>	Occup. cert.:	CHG00552625001
Condition:	Good condition	Bedrooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Balcony:	Yes