



## House for sale in Palafrugell

Magnificent new-build home

### APIALIA COSTA BRAVA EXCLUSIVE

A magnificent home with a unique character, distributed across two floors plus a mezzanine, where design, comfort, and functionality coexist in perfect harmony. It features 4 bedrooms and 4 full bathrooms, with spacious, versatile rooms adaptable to various needs. The ground floor offers the option to create an additional bedroom. The interior stands out for its abundant natural light and refined architecture, featuring Catalan vaulted ceilings with exposed beams that add personality and timeless elegance. The first floor houses a double bedroom (convertible into two singles), a full bathroom, and a suite with a private bathroom and access to a pleasant terrace. The mezzanine, designed as a special living area, features a spectacular skylight that floods the space with natural light and offers the potential to create an additional suite. Outdoors, there is a garden area with a terrace—ideal for enjoying the open air in a private, peaceful setting. There is also the possibility of building a private swimming pool. Equipped with an aerothermal system, the home ensures energy efficiency and comfort throughout the seasons.

Price: **680.000 €**

It also features double-glazed aluminum fixtures, providing excellent thermal and acoustic insulation. The property includes two parking spaces, adding convenience and practicality. An opportunity for those seeking a home with a distinct identity, high-quality construction, and exceptional architectural details. EPC registration number: N/A (new build under construction). Certificate of occupancy: N/A (new build under construction). Not included in the price: VAT and AJD (Stamp Duty at the rate applicable in Catalonia), and notary and registry fees. Large-scale property owner: No. Building permit: 137/2025.

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|------------------|-------------------------------------------------|-------------------|--------------------|
| Transaction:     | Sale                                            | Category:         | Serial house       |
| Situation:       | Carrer de Palamós,<br>Palafrugell, Baix Empordà | Built area:       | 192 m <sup>2</sup> |
| Useful area:     | 143 m <sup>2</sup>                              | Condition:        | Perfect condition  |
| Bedrooms:        | 4                                               | Bathrooms:        | 4 bathrooms        |
| Parking:         | Yes                                             | Terrace:          | Yes                |
| Central heating: | Yes                                             | Air conditioning: | Yes                |
| Plot:            | 175 m <sup>2</sup>                              |                   |                    |