Immoserveis

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115 m duplex penthouse (built in 2007), with 82.84 m of usable space, located on the second floor of a building with an elevator. The property stands out for its practical and functional layout, making it ideal either as a primary residence or as an investment, thanks to its tourist rental license.

Lower level: Features 2 bedrooms, a full bathroom, a cozy living-dining room, and a separate kitchen with access to a 3.87 m balcony.
Upper level: Includes an en-suite bedroom with access to a spacious 10.94 m private terrace.

Situated in an excellent location, just a stone's throw from the hospital, schools, and the bus station. Furthermore, it is located only 700 meters from the beach, offering the perfect blend of urban convenience and proximity to the sea.

Sold unfurnished.

Natural gas heating. Includes a 4 m storage room in the same building. There is a communal rooftop area, convenient for drying laundry.

Price: **310.000 €**

Immoserveis
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St. Antoni de Calonge · Girona

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In accordance with Decree-Law 3/2026, we provide the following additional information: The listed price includes the agency fees, which are to be paid by the seller (unless otherwise agreed).

Certificate of Habitability: CHG00831726001. Energy Efficiency Certificate: 8HZNYPF6L.

Palamós is a municipality designated as a "stressed housing market area" (*Àrea Tensa*). The owner is not classified as a "large-scale property holder" (*gran tenidor*).

In compliance with Law 3/2017.Número API: 1154-GI, número registro: 12007

Transaction:	Sale	Category:	Duplex
Situation:	Calle de Conrad Palli Batet, Palamós, Baix Empordà	Built area:	115 m^2
Useful area:	82 m^2	Condition:	
Bedrooms:	3	Bathrooms:	2 bathrooms
Utility room/area:	Yes	Lift:	Yes