



## Penthouse with sea views 50 meters from the beach

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The apartment is located on the second floor of the building, being a penthouse and also a duplex. With stunning sea views of Calella de Palafrugell, it is only 50 meters from the beach.

The apartment is distributed over two floors: on the main floor, we find the living-dining room and open kitchen, all in the same open space with a balcony overlooking the sea, a double bedroom with built-in closets, a single bedroom with a built-in closet, a full bathroom with a bathtub, and a small bathroom with a shower. On the upper floor, we have the third bedroom with a terrace offering magnificent sea views.

The orientation of the living-dining room, balcony, and terrace is south. The price also includes a 30m<sup>2</sup> garage in the same building.

Don't miss this unique opportunity to enjoy Calella de Palafrugell!

PURCHASE EXPENSES: 10% property transfer tax + Notary fees + Registry fees.

Transaction:	Sale	Category:	Flat
Municipality:	Baix Empordà	Surface area:	70 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Terrace:	Yes
Balcony:	Yes	Furnished:	Yes

















