

**Duplex Penthouse for sale in Palafrugell****199.000 €**

This duplex penthouse is a unique opportunity for those seeking a spacious and comfortable space with all amenities.

With a good layout, this property offers three spacious bedrooms with built-in wardrobes, a bathroom, dining room with access to the balcony, and kitchen with pantry, all on the first floor, while on the second floor we find a second dining room with semi-open kitchen, a fully renovated bathroom with shower, and one of the most outstanding features of this property, which is its large south-facing terrace, a perfect space to enjoy the sun and views while having a morning coffee or organizing social gatherings in the evening. Additionally, the terrace has a laundry area. A private parking space is included, eliminating the concern of finding parking. Natural gas heating provides a warm and cozy atmosphere during the coldest months, adding an extra touch of comfort. Located near the town centre and the CAP, this apartment offers access to all essential services and facilitates the daily life of the owners. Furthermore, with only a few neighbours in the building, a tranquil and familiar atmosphere is created.

Purchase expenses: 10% ITP + Notary + Registry.

Transaction:	Sale	Category:	Flat
Municipality:	Baix Empordà	Surface area:	117 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Central heating:	Yes





























