



## Exclusive duplex penthouse in the heart of Palafrugell with open views of Calella de Palafrugell

**298.000 €**

Can you imagine living in the centre of Palafrugell, with all amenities just a short walk away, yet enjoying open views and private outdoor spaces where you can truly relax? This is your opportunity.

We present to you this stunning 4-bedroom duplex penthouse, ideal as either a primary residence or a high-quality holiday home. The property features a master suite with private bathroom, a second bathroom with shower, a separate kitchen and a dining room with direct access to a balcony overlooking the hills of Calella de Palafrugell – a peaceful haven in the centre of town.

Upstairs, a spacious open-plan room leads out to two terraces: one more intimate, and the other generously sized, perfect for alfresco dining, sunbathing, or creating your own chill-out area. The home is equipped with natural gas central heating with radiators, two air conditioning units, double-glazed windows, parquet flooring, and high-quality finishes.

A parking space and storage room are included in the same building, which also features a lift. A truly unique penthouse offering natural light, comfort and a prime location.

Come and see it – you'll fall in love.

Property condition: Good

Usable area: 118 m<sup>2</sup>

Built area: 139 m<sup>2</sup>

Year of construction: 2004

Energy Performance Certificate (EPC):

Consumption: E 153 kWh/m<sup>2</sup>. Emissions: E 32 kg CO<sub>2</sub>/m<sup>2</sup>

EPC registration number: Valid until 08.08.2026

Habitation certificate: In process

API number: 980

AICAT registration number: 5339

Not included in the price: Property Transfer Tax (current rate in Catalonia), notary and registry fees according to official tariffs.

Fees: Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	Flat
Situation:	Plaça de Can Mario, Palafrugell, Baix Empordà	Built area:	139 m <sup>2</sup>
Useful area:	118 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	4
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Balcony:	Yes
Lift:	Yes		





























