



**Penthouse with terrace and private solarium.**

**340.000 €**

Penthouse with a spacious terrace and private solarium of 24.25 square meters, equipped with water and electricity connections. This charming space features a bright living-dining room that seamlessly blends with an open kitchen, along with two cozy double bedrooms and a modern full bathroom. The details in the kitchen, bathrooms, and floors stand out for their high quality, provided by the prestigious brand PORCELANOSA. The air conditioning, for both cold and heat, is managed through the aerothermal technology of the renowned brand HITACHI. The east and southeast orientation provides the best exposure to take advantage of the light and warm morning sun. The property is located in a quiet area, ideal for both primary and secondary residence. It has a playground right in front and the Estanys park on one side, as well as a wide variety of services just a few meters away, such as supermarkets, schools, nursery schools, and a medical center. Just 1000 meters from the beach and 800 meters from the center of Playa de Aro, this location offers a perfect combination of tranquility and accessibility. Energy Efficiency Rating: B-27, A-4.

Transaction:	Sale	Category:	Flat
Situation:	Calle Roger de Lluria, Platja d'Aro, Baix Empordà	Built area:	68 m <sup>2</sup>
Useful area:	57 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Lift:	Yes		





















