



**Spacious duplex penthouse in excellent condition with corner terrace and enclosed garage. 265.000 €**

Bright and spacious duplex penthouse, very well maintained, with lift in the building.

The main floor features a generous living-dining room with access to a sunny corner terrace, a fully equipped independent kitchen, a complete bathroom with bathtub, and a double bedroom with built-in wardrobes and access to the balcony. There is also the possibility of creating a second bedroom on this floor, thus expanding the sleeping area.

On the upper floor, there is a second bedroom with skylight windows, ideal as an additional bedroom, office, or multipurpose space.

The property is equipped with natural gas heating, aluminium window frames with double glazing, electric awnings, and high-quality finishes.

Additionally, it includes a large closed garage within the same community, with space for two cars.

A property ready to move into, perfect as a permanent residence or as a second home to enjoy the charm of the Costa Brava and its iconic beaches of Calella, Llafranc, and Tamariu.

Expenses not included: taxes, notary and land registry fees.

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Transaction:	Sale	Category:	Flat
Municipality:	Baix Empordà	Surface area:	89 m <sup>2</sup>
Rooms:	2	Bathrooms:	1 bathroom
Parking:	Yes	Lift:	Yes





























