



Spacious duplex penthouse in excellent condition with corner terrace and enclosed garage. 235.000 €

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.

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Property condition: Good

Usable area: 77 m²

Built area: 123 m²

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Year of construction: 2004

Energy Performance Certificate (EPC):

Consumption: E 119 kWh/m². Emissions: E 25 kg CO₂/m².

EPC registration number: Valid until 05.11.2035

Habitation certificate: Valid until 16.12.2040

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:	de Josep Bonay i Vidal Mestre, Palafrugell, Baix Empordà	Built area:	123 m ²
Useful area:	77 m ²	Occup. cert.:	
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Garage:	Yes
Utility room/area:	Yes	Terrace:	Yes
Central heating:	Yes	Lift:	Yes





























