



## **SPECTACULAR FULLY RENOVATED APARTMENT IN PALAMÓS WITH SEA VIEWS! 320.000 €**

We present this magnificent home located on a second floor with an elevator, completely renovated with new electrical installations, plumbing, and carpentry.

The day area stands out for its bright living-dining room with an open kitchen, a spacious and modern area that provides direct access to a terrace with open views of the sea and Palamós ideal for enjoying the outdoors and beautiful sunsets.

The apartment has three double bedrooms, all with built-in wardrobes. The main suite features a full bathroom with a shower, offering privacy. In addition, the property includes another bathroom with a shower and an extra guest toilet.

From the terrace, you can access a practical independent laundry room.

Quality finishes include aluminum windows with double glazing, electric shutters in all rooms, and an awning on the terrace.

The apartment is delivered fully equipped with furniture and appliances, ready to move into.

The location is unbeatable: just a few meters from some of the most beautiful coves on the Costa Brava and very close to the center of Palamós, surrounded by services such as pharmacies, schools, supermarkets, and everything needed for daily life.

A modern, functional home with privileged views.

Don't miss this opportunity come and see it!

Property Condition: Very good. Useful Floor Area: 82m<sup>2</sup> Built-up Area: 102m<sup>2</sup> Year of Construction: 1970. Energy Performance Certificate (EPC): Consumption: E 124 kWh/m<sup>2</sup> year Emissions: E 26 kg CO<sub>2</sub>/m<sup>2</sup>. Energy Performance Certificate (EPC) Registration Number: 70SMT4KVV. Certificate of

Habitability: CHG00477714001. Not included in the price: ITP (current rate in Catalonia), notary and registry fees as per the tariff. Fees: Estate agency fees are included in the sale price.

The information in this listing is for informational purposes only and is not contractual. GISCOM Real Estate does not guarantee the accuracy of the data, which may be subject to changes, errors, or omissions without prior notice.

Transaction:	Sale	Category:	Flat
Situation:	Xaloc, Palamós, Baix Empordà	Built area:	102 m <sup>2</sup>
Useful area:	84 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	3
Bathrooms:	3 bathrooms	Washing machine:	Yes
Central heating:	Yes	Balcony:	Yes
Lift:	Yes		

























