

DECORACION VIRTUAL

**SPACIOUS APARTMENT IN THE HEART OF
PALAFRUGELL WITH VIEWS OVER PLAÇA NOVA****295.000 €**

We present this spacious apartment located right in the heart of Palafrugell, with direct views over Plaça Nova, one of the most emblematic and central areas of the town. An ideal property for those seeking space, natural light, and an unbeatable location.

The home stands out for its large, open-plan spaces and a very functional layout.

It offers 5 bedrooms, one of them a suite with a private bathroom, providing comfort and versatility both for large families and for those who need office or work-from-home spaces. The spacious and bright living-dining room features a fireplace and air conditioning and opens onto a balcony with open views over Plaça Nova—an exceptional privilege in the town center. The separate kitchen, with a pantry, offers many possibilities for improvement; however, it is fully operational and ready to move into from day one. Three of the bedrooms have access to an enclosed gallery, adding natural light and functionality.

Additionally, the property includes a walk-in wardrobe with direct access to the laundry room, a practical and uncommon feature. The apartment has an elevator, radiators in all rooms, wooden windows, and includes a storage room in the basement. It is unfurnished, with floors, windows, and bathrooms in original but well-maintained condition, and all installations in working order. This allows for comfortable living without the need for immediate renovations, while leaving open the possibility of gradual updates to suit your taste.

A property with great potential, generous space, and a privileged location—ideal as a permanent residence or for those seeking a large apartment in the center of Palafrugell with customization options. Contact us and come discover all the possibilities of this unique apartment.

binding. GISCOM Real Estate does not guarantee the accuracy of the data, which may be subject to changes, errors, or omissions without prior notice.

Property condition: To be renovated

Usable area: 165 m²

Built area: 224 m²

Year of construction: 1978

Energy Performance Certificate (EPC): In process

Habitation certificate: In process

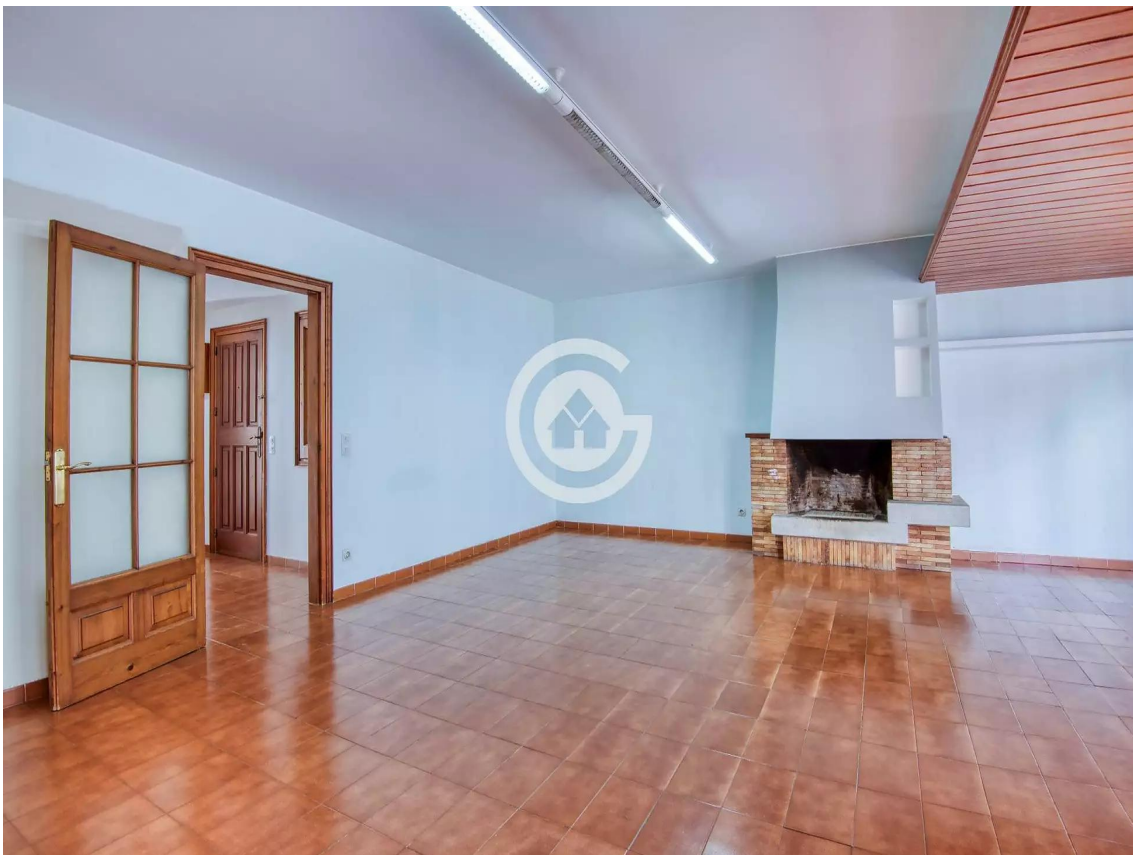
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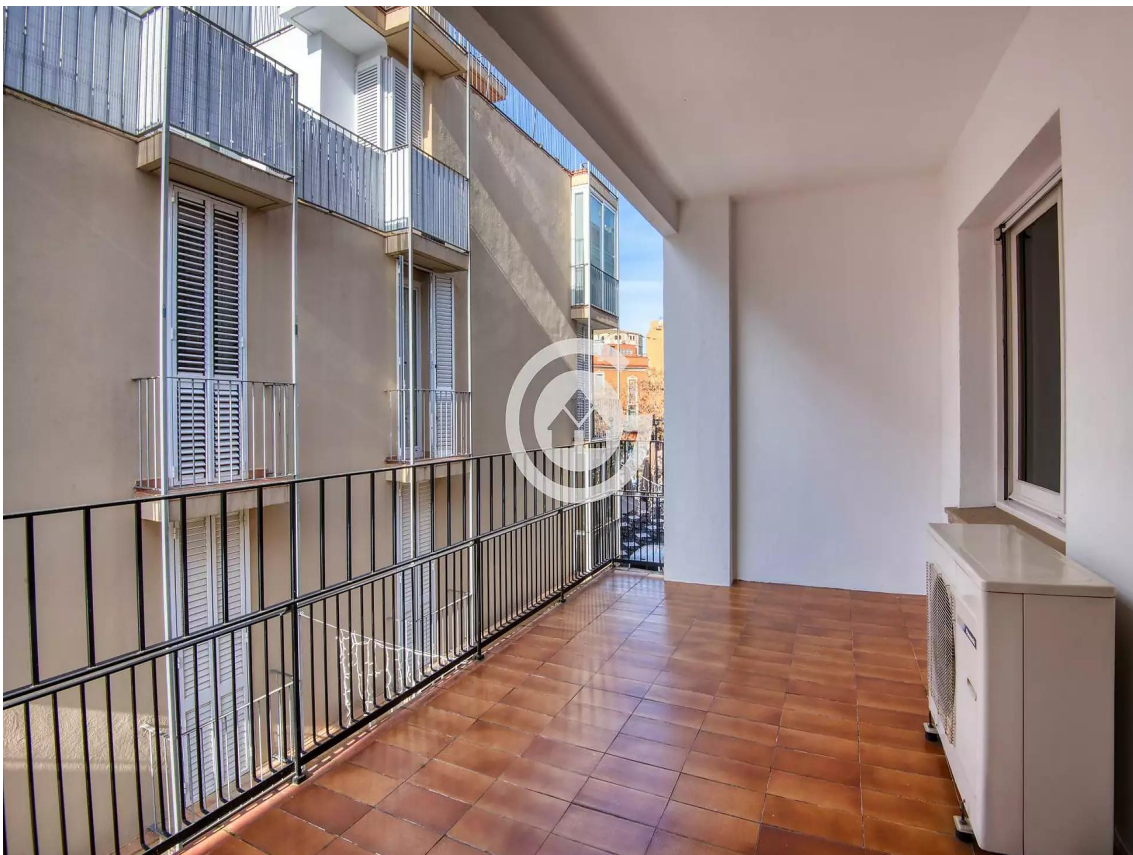
AICAT registration number: 5339

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:	Calle de Santa Margarida, Palafrugell, Baix Empordà	Built area:	224 m ²
Useful area:	165 m ²	Occup. cert.:	CHG00107826001
Condition:	To Restore	Rooms:	5
Bathrooms:	3 bathrooms	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Central heating:	Yes	Lift:	Yes









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