



100.000 €

Located in the heart of Palafrugell, this cozy first-floor apartment with elevator offers an excellent layout, ideal both as a primary residence or as an investment.

The property features three bedrooms, two of them single rooms and one en-suite with a private bathroom, as well as a second full bathroom; both are fitted with showers.

The living area consists of an open-plan kitchen integrated into the living-dining room, creating a modern, functional, and bright space.

The apartment has parquet flooring and aluminum windows with double glazing, ensuring good thermal and acoustic insulation. It is in good condition and ready to move into.

The property also includes a parking space in the same building, an essential added value in the town center.

A perfect opportunity to enjoy life in the center, with all services, shops, and amenities just a few steps away.

Property condition: Good

Usable area: 67 m

Built area: 94 m

Year of construction: 2004

Energy Performance Certificate (EPC):

Consumption: F218 kWh/m .

Emissions: E46 kg CO₂/m .

EPC code: 9FGZGWWNZ

Habitation certificate: In process

API number: 980

AICAT registration number: 533

Not included in the price: Property Transfer Tax (ITP, applicable rate in Catalonia), notary and land registry fees according to tariffs.

Fees: Real estate agency fees are included in the sale price.

Número API: 0980-GI, número registro: 5339

Transaction:	Sale	Category:	Flat
Situation:	Calle de Pi i Margall, Palafrugell, Baix Empordà	Built area:	94 m ²
Useful area:	67 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Lift:	Yes		















