



## Ground floor with garden and parking space in Calella de Palafrugell 0

Ideal ground floor located in one of the best communities in Calella de Palafrugell. Just a few meters from the most emblematic beaches of the Costa Brava. The residential complex has a concierge, landscaped area, tennis court, basketball court, two swimming pools, and a parking space. The property is a perfect opportunity for those looking for a second home where they can disconnect on weekends and holidays. The apartment consists of a living-dining room with a fireplace and access to a spacious terrace with a 28m<sup>2</sup> garden facing south, offering beautiful views. Fully equipped individual kitchen with access to a backyard with laundry space. The master bedroom has a built-in wardrobe and access to the terrace with the garden. A second exterior double bedroom and a complete bathroom with a shower.

The property is in good condition. It features heating, aluminum windows with double glazing, tiled floors, and an awning on the terrace.

Don't miss out on this opportunity and come and enjoy one of the best destinations in Catalonia!

**PURCHASE COSTS:** 10% ITP (Property Transfer Tax) + Notary fees + Registration fees.

|               |              |                |                   |
|---------------|--------------|----------------|-------------------|
| Transaction:  | Sale         | Category:      | Flat              |
| Municipality: | Baix Empordà | Surface area:  | 76 m <sup>2</sup> |
| Rooms:        | 2            | Bathrooms:     | 1 bathroom        |
| Parking:      | Yes          | Mains gas:     | Yes               |
| Garden:       | Yes          | Swimming pool: | Yes               |
| Furnished:    | Yes          |                |                   |























