



**Magnificent apartment in La Fosca, Just 5 minutes from the Beach 440.000 €**

Discover your new home in the exclusive area of La Fosca, Palamós! This magnificent apartment of 92m living space offers you the perfect combination of comfort and modernity. Just 5 minutes walk from the beach, you will enjoy a privileged setting. Upon entering, you are greeted by a hall that leads to a spacious living room with a fully equipped kitchen, ideal for your culinary moments. With two double bedrooms, a bathroom with an Italian shower and a guest toilet, this apartment is designed to meet all your needs. The property stands out for its central heating and air conditioning system integrated into the walls, electric blinds and aerothermal energy, guaranteeing energy efficiency and comfort throughout the year. Relax on the private terrace with direct access to the communal area, which has a garden and swimming pool. Built in 2022, this second-hand apartment in excellent condition offers built-in wardrobes, south-east orientation and an exterior ground floor with a lift. With energy class B and low CO2 emissions, it is a sustainable and modern option for living. Don't miss the opportunity to visit it!

Transaction:	Sale	Category:	Flat
Municipality:	Baix Empordà	Surface area:	93 m <sup>2</sup>
Rooms:	2	Bathrooms:	2 bathrooms
Terrace:	Yes	Lift:	Yes
Furnished:	Yes		































