



Two-bedroom apartment with parking and lift in Sant Dalmai

Finques Gineró is pleased to offer this apartment for sale on an exclusive basis in Sant Dalmai, within the municipality of Vilobí d'Onyar. It is an appealing option for buyers looking for a peaceful residential setting with convenient access to Girona and the surrounding area.

Located in a modern building completed in 2008, the property offers 63 sq m of built area and 54 sq m of usable living space. The building is equipped with a lift, and all the main rooms benefit from exterior windows and natural light.

The accommodation comprises a bright living and dining room, a separate fitted kitchen with direct access to a practical utility and laundry area, a spacious double bedroom with a built-in wardrobe, and a second single bedroom that could also be used as a home office or guest room. The bathroom is fitted with a bathtub and shower screen.

The apartment enjoys a south-east-facing aspect, individual gas central heating and pre-installation for air conditioning in both the living room and hallway.

A private parking space in the same building is included in the asking price, with direct lift access from the residential floors to the parking area.

Sant Dalmai offers the advantages of village living: a quieter environment, less traffic and a relaxed pace of life, while remaining within easy reach of essential services, employment areas and transport connections.

Approximate distances:

Girona city centre: 13 km

Girona-Costa Brava Airport: 7 km

Santa Coloma de Farners: 11 km

Costa Brava beaches: 37 km

A practical, bright and well-connected home, suitable as a permanent residence, first-time purchase or investment property.

Usable floor area: 54 sq m.

Built area: 65 sq m.

Year of construction: 2008.

Energy Performance Certificate: Energy consumption rating: E – 165 KWh/sq m per year. CO₂ emissions rating: E – 35 kg CO₂/sq m per year.

Registration number: 3RWLQKL37.

Occupancy certificate: CHG0031408011.

The property is located in a designated rent-pressure area.

Not included in the asking price: Property Transfer Tax, at the rate applicable in Catalonia, and notary and Land Registry fees calculated in accordance with the applicable statutory tariffs.

Agency fees: the estate agency management fees are included in the sale price.

Owner: not classified as a large property owner.

AICAT registration: 12769. API membership number: A14138.

Transaction	For sale	Category	Flat
Situation	Plaça Països Catalans, Sant Dalmau de	Built area	63 m2
Useful area	54 m2	Bedrooms	2
Bathrooms	1 bathroom	Parking	Yes
Washing machine	Yes	Terrace	4 m2
Central heating	Yes	Lift	Yes

Price **226.500 €**