



Unique opportunity in Girona

Finques Gineró exclusively presents a bright and modern apartment next to Parque Migdia.

Located on the pleasant Rutlla Street, just a few meters from Parc Migdia, this 103 m² apartment is part of a modern building completed in 2019, with only 13 neighbors. The complex offers storage rooms and parking spaces on the underground floor (-1), accessible directly from the apartment via elevator, along with a state-of-the-art car lift.

The location is excellent, within walking distance of the UDG Faculty of Medicine, Institut Santiago Sobrequés, Escola Pla, CP Migdia, and a variety of local shops and services.

This south-facing apartment is filled with natural light thanks to large windows fitted with automatic blinds in the dining and kitchen area, featuring double glazing with "Climalit"-type insulation and low emissivity glass. It also includes solar protection awnings and high-quality finishes throughout: premium kitchen and bathrooms, natural floating parquet flooring, aluminum exterior frames, built-in wardrobes, and a video intercom system. Climate control is centralized, with heating and air conditioning throughout the apartment. De Dietrich boiler with hot water tank and communal solar panels for efficient, eco-friendly hot water.

The layout comprises an open-plan living and dining area with a Santos kitchen, three bedrooms, a full bathroom, and an en-suite bathroom with a dressing room.

The price includes one parking space and a private storage room, providing added convenience for daily living.

A move-in ready home combining design, comfort, and an unbeatable location.

Taxes, notarial fees, and registration costs are not included in the price.

Transaction	For sale	Category	Flat
Municipality	Gironès	Surface area	103 m2
Bedrooms	3	Bathrooms	2 bathrooms
Parking	Yes	Utility room/area	5 m2
Central heating	Yes	Air conditioning	Yes
Balcony	Yes	Lift	Yes

Price

395.000 €