



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
Situation	Rutlla 2-B, Girona, Gironès	Built area	103 m2
Useful area	86 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 €**