



### **Exclusive apartment with terrace and parking in Parc de Migdia - Girona**

*Enjoy a spacious, bright home ready to move in located in one of the most sought-after areas of the city, surrounded by parks, amenities, and all modern comforts.*

We present a unique apartment in the heart of Parc de Migdia, one of Girona's most sought-after and appreciated areas. Migdia offers an ideal setting for families, with excellent transport connections, all essential services just steps away, and a quality of life highly valued by those seeking a peaceful yet practical place to live. Ready for immediate occupancy

Located on the third floor with elevator access, this home combines comfort, space, and modern style in a privileged location. The property has 84 m<sup>2</sup> built and currently features two bedrooms. Originally designed with three, one of them was incorporated into the living-dining area, creating a much larger, brighter, and cozier space — perfect for enjoying with family and friends. If desired, the third bedroom can be easily reinstated. From the living room, you can access a terrace with open views of Parc de Migdia, an ideal spot to relax outdoors.

The apartment stands out for its high ceilings, which enhance the sense of spaciousness and elegance, and for being freshly painted, allowing you to enjoy a fresh, well-maintained atmosphere from day one.

It is delivered fully furnished, with a kitchen equipped with brand-new 2024 appliances, including a refrigerator and washer-dryer, making it easy to move in without worry. Additional features include

automatic shutters on all windows, ducted air conditioning, and gas heating with a new boiler installed in 2023 — ensuring year-round comfort.

An optional parking space (€25,000) is also available, conveniently located near the elevator that connects directly to the apartment, providing easy access for everyday life.

This property is more than just a home — it is an opportunity to live surrounded by green areas in a family-friendly environment, with ample recreational spaces and, at the same time, the convenience of having all city services close at hand. A residence that perfectly combines quality, location, and well-being.

We have a 360° virtual tour available; get in touch and we'll send it to you.

Taxes and fees not included in the price.

Transaction	For sale	Category	Flat
Municipality	Gironès	Surface area	84 m2
Bedrooms	2	Bathrooms	2 bathrooms
Mains gas	Yes	Washing machine	Yes
Terrace	4 m2	Central heating	Yes
Air conditioning	Yes	Lift	Yes
Furnished	Yes		

**Price**            **378.000 €**