



Spacious and bright apartment in a prime location – Girona city centre.

Prime location

Located in Plaza 1 de Octubre de 2017, just a few minutes from the Barri Vell, the Devesa, and the commercial and cultural axis of Girona. A vibrant and well-connected area, with schools, shops, health services, public transport, and green spaces in sight.

Main features

3 bedrooms (originally 4): two were joined to create a spacious and bright room, providing comfort and space for everyday life.

Independent kitchen and functional bathrooms, all in good condition.

Access to a light well.

Parquet floors, adding warmth and elegance to the spaces.

South-north orientation, with natural light throughout the day and cross ventilation: ideal for the thermal comfort of the home.

Building with an elevator, ensuring comfortable and barrier-free accessibility.

Energy improvement in progress

The building is in the process of installing the SATE system (External Thermal Insulation), which will significantly improve thermal and acoustic comfort, reduce energy consumption, and enhance the property's value. A key investment in sustainability and efficiency.

Living in the heart of Girona

An ideal opportunity to enjoy urban living with all conveniences and services in sight, in a well-

connected and vibrant environment.

Contact us for more information or to schedule a visit. An apartment with great potential in one of the most central and valued areas of Girona.

The price does not include taxes, notary fees or land registry costs, in accordance with current legislation.

Transaction	For sale	Category	Flat
Municipality	Gironès	Surface area	128 m2
Bedrooms	3	Bathrooms	2 bathrooms
Mains gas	Yes	Washing machine	Yes
Central heating	Yes	Lift	Yes

Price **349.950 €**