



## Renovated Duplex with Stunning Views of the Costa Brava – Exclusive by Finques G

*Two levels of comfort and elegance in the heart of Begur, overlooking the sea and the historic village.*

Finques Gineró proudly presents this exclusive property: a beautifully renovated duplex apartment in Begur, offering 82 m<sup>2</sup> of built area and 68 m<sup>2</sup> of usable space.

The home includes one double bedroom, two single rooms, and a bathroom with a shower. The open-plan kitchen and dining area create a bright, inviting atmosphere, complemented by a pellet stove that adds warmth and comfort all year round.

Although the building dates back to 1985, the apartment was completely refurbished in 2021, featuring new electrical and plumbing systems, modern flooring, a fully renovated kitchen and bathroom, double-glazed windows, and air conditioning with heat pump on both floors.

Only high-quality materials were used, and invoices for the renovation are available to verify the quality of the work.

From this privileged location in Begur, the views open northwards, revealing an exceptionally beautiful panorama of the Costa Brava. In the foreground lies the historic center of Begur, with its stone houses, terracotta rooftops, and the Begur Castle crowning the hill.

Beyond the village, the landscape slopes gently toward the coast, where the Bay of Pals stretches, out a broad shoreline of deep blue tones leading the eye to the unmistakable Medes Islands, rising from the sea opposite L'Estartit.

On the horizon, the Montgrí Massif frames the view with its mountains and its emblematic stone castle, which seem to guard the bay. On clear days, the view extends to the Alt Empordà mountains,

creating a remarkable sense of depth and serenity.

Altogether, the setting reflects the true essence of the Mediterranean and the authentic character of the Empordà, sea, mountains, and traditional architecture in perfect harmony.

Begur, one of the most iconic towns on the Costa Brava, offers an atmosphere full of character, with its medieval center, beautiful beaches, and a renowned cultural and gastronomic scene. The area enjoys excellent road connections, providing easy access to both Barcelona and the French border, making it ideal for year-round living or as a second home by the sea. During the summer season, from June to September, right in front of the property there is a stop for the regular public bus line that connects the center of Begur with the main beaches of the area such as Sa Riera, Sa Tuna and Aiguablava, providing comfortable and sustainable access to the coast throughout the day.

If you're looking for a residence that combines quality, comfort, and breathtaking views, this is a rare opportunity available exclusively through Finques Gineró.

Taxes and expenses not included in the price.

Transaction	For sale	Category	Duplex
Situation	LLUÍS MIRÓ I PLAJA, Begur, Baix Empordà	Surface	82 m2
Useful area	68 m2	Bedrooms	3
Bathrooms	1 bathroom	Terrace	5 m2
Central heating	Yes	Air conditioning	Yes

**Price**            **399.000 €**