



### Charming apartment for sale in Palamós, Costa Brava

Imagine leaving home and being on the beach in less than 10 minutes, with natural light filling the living room and the sea breeze accompanying your days of relaxation.

This charming apartment, located next to the new Palamós bus station and very close to Av. Catalunya, combines comfort, functionality and a perfect location both for holidays and year-round living.

Just 650 metres from the beach (9 minutes on foot), in a building with lift built in 2004, this property is ideal for one or two people seeking practicality without giving up comfort.

#### Well-designed layout

The property offers a bright and well-distributed space:

Two bedrooms:

Double bedroom with direct access to the terrace.

Single bedroom overlooking an internal light patio.

Open-plan kitchen connected to the living room, creating a modern and welcoming atmosphere.

Terrace equipped with electric awning.

Electric shutter in the living room.

Double-glazed windows.

Gas boiler for hot water and heating.

It is not a large apartment, but it is practical and easy to maintain, perfect as a second home on the Costa Brava or as a comfortable primary residence.

#### Added convenience

The price includes a spacious parking space on level -1, a significant added value in the area.

**Strategic location**

Next to the new bus station.

Close to Av. Catalunya.

85 km from the French border.

115 km from Barcelona.

Palamós offers sea, fishing tradition and quality of life all year round, a place where the Costa Brava reveals its most authentic character.

Legal notice: The price does not include transfer tax (ITP), notary fees or land registry costs.

If you are looking for a place to unwind, enjoy your free time or establish your home near the sea, this could be your opportunity.

We will be delighted to provide further information or arrange a viewing.

Transaction	For sale	Category	Flat
Municipality	Baix Empordà	Surface area	62 m2
Bedrooms	2	Bathrooms	1 bathroom
Parking	Yes	Mains gas	Yes
Terrace	4 m2	Central heating	Yes
Lift	Yes	Furnished	Yes

**Price**                    **215.000 €**