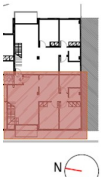
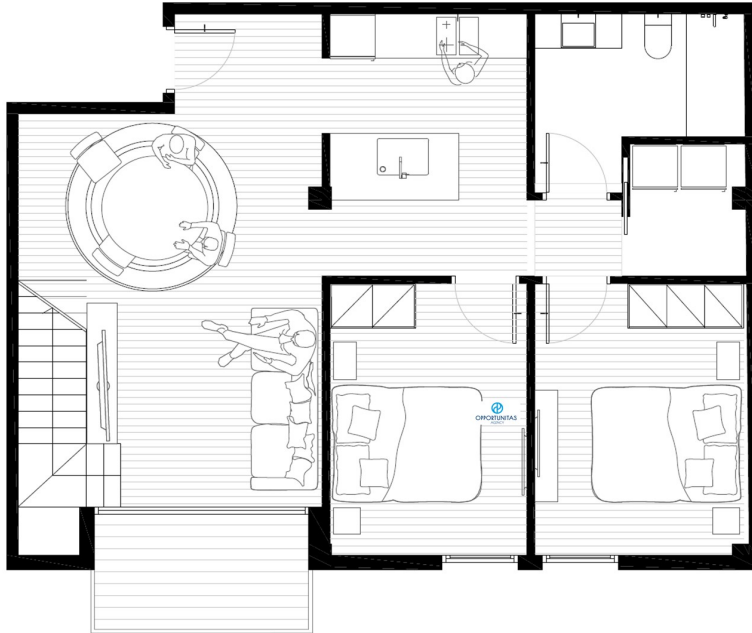




## Palamós - Duplex apartment



**3**  
Bedrooms

**2**  
Bathrooms

**134,75**  
Area (m<sup>2</sup>)



- 1 SALA-CUIN
- 2 BANY 1
- 3 BANY 2
- 4 RENTADOR
- 5 HABITACIÓ
- 6 HABITACIÓ
- 7 ESTUDI
- 8 PAS
- 9 TERRASSA

SUP. CONSTR.

PLÀNOL INFORMATIU  
DE MODIFICACIÓ. LES  
EL MOBILIARI NO INC.



**298 000 €**  
(EUR €)

## Splendid duplex of new construction and 134 m2 in the center of Palamós (Costa Brava)

Welcome to paradise on the Costa Brava! This stunning new-built duplex is the jewel of Palamós, the heart of this wonderful coastal region. With 134 square meters of elegance and comfort, this property offers an unparalleled living experience. Property Name: Palamós Elegance

### Highlights:

1. Envidable location: Palamós Elegance is located just two minutes walk from the Municipal CAP and the hospital, guaranteeing tranquillity and comfort. In addition, it is only 12 12-minute walk from the

E consulting@opportunitasagency.com

Passeig de Josep Mundet, 76 local 16 17252 Sant Antoni de Calonge (Girona)



famous Platja Gran de Palamós, where you can enjoy days of sun and sea like no other.

2. **Spacious Design:** This duplex has two bedrooms on the ground floor, all spacious and bright. The living space is a spacious room that integrates a modern kitchen and a cosy living room, perfect for relaxing after a day at the beach. In addition, it has a full bathroom for comfort.

3. **Private Suite and Dream Terrace:** Going up the well-located staircase in the living room, you will find a studio that houses an impressive suite with a private bathroom. From here, you will access a large terrace of 21.5 square meters, where you can enjoy the panoramic views of the Costa Brava and relax under the Mediterranean sun.

4. **Additional Amenities:** If you want extra comfort, the property offers a parking space for €21,000 and a storage room for €4,000, guaranteeing safe space for your belongings and vehicle.

#### Tourist Attractions and Nearby Beaches:

Palamós, in the heart of the Costa Brava, is a paradise for beach lovers. Enjoy the proximity of renowned beaches such as Platja Gran de Palamós, Platja de Castell, and Cala Estreta, all just minutes from your home. Discover the charm of the cobbled streets of the historic centre of Palamós and visit emblematic places such as the Fishing Museum and the port.

#### Connections and Tourist Offer:

The Costa Brava is famous for its natural beauty and its rich tourist offer. This duplex has excellent road connections, making it easy to explore picturesque seaside villages, hiking trails and water activities. Girona, with its international airport, is just a 40-minute drive away, while Barcelona and Perpignan airports are 120 and 90 minutes away respectively.

#### Gastronomic and Musical Experience:

The Costa Brava is a gastronomic paradise, and Palamós is no exception. Enjoy the freshness of local seafood in seaside restaurants, sample authentic Catalan cuisine and let yourself be carried away by the passion of Mediterranean life.

In addition, the Costa Brava is known for its vibrant music scene. From indie music festivals to seaside jazz concerts, there's always something exciting to discover.

#### Exclusive Investment:

Palamós Elegance is more than a property, it is an investment in the quality of life and in the future. Its strategic location, elegant design and exceptional connections make it a unique opportunity for investors and buyers of high purchasing power who wish to experience the charm of the Costa Brava.

Don't let this unique opportunity pass you by. Contact us today for more information and to schedule a visit to Palamós Elegance. Live the Mediterranean dream at its finest.



## Property Features

- Heating
- Fitted wardrobes
- Balcony (m2): 22
- Central location
- Views: City view
- Terrace
- Storage / utility room
- Air conditioning
- Proximity: Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools
- Investment opportunity
- Quiet Location
- Solar orientation: East, West
- Parking space
- Built year: 2024