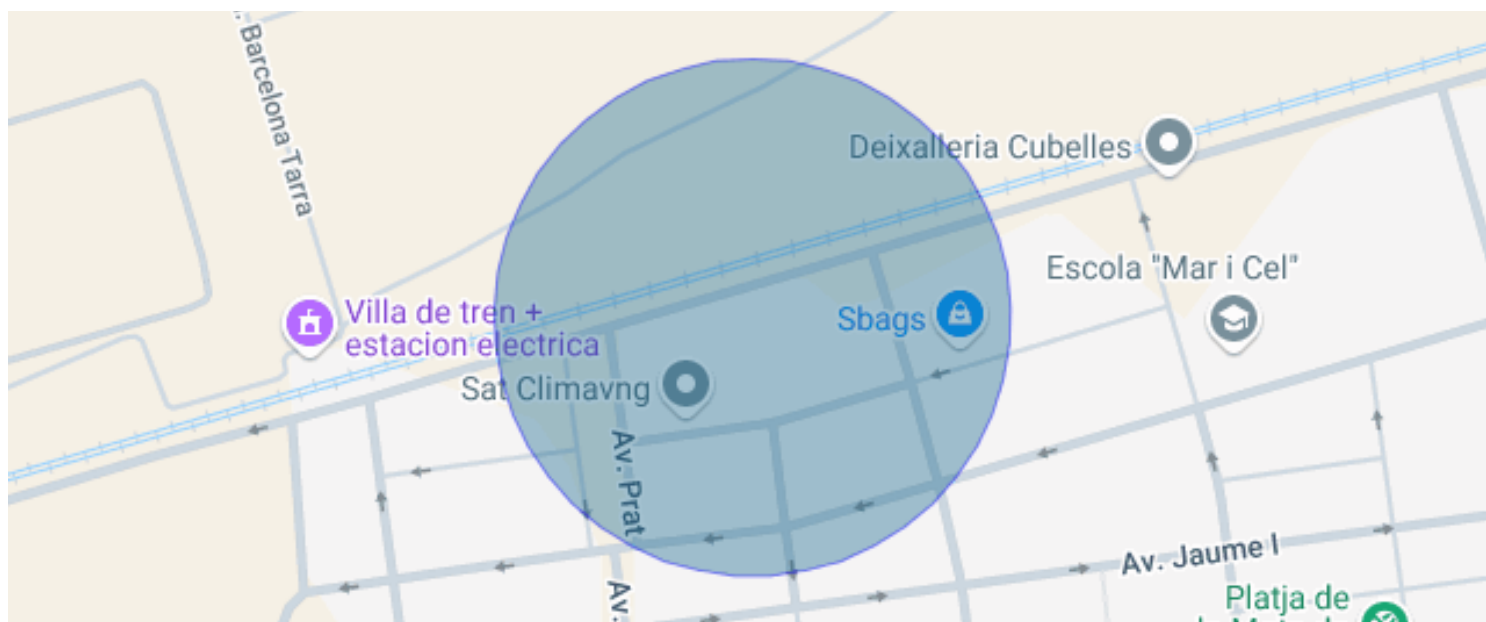




## 124 SQM FLAT WITH VIEWS AND TERRACE FOR SALE IN CUBELLES

Cubelles / Garraf

<b>Price</b>	<b>€269,500</b>	✓ Air conditioning	✓ Heating
Sur. built	124 m <sup>2</sup>	✓ Mountain views	✓ Backyard
Sur. util	93 m <sup>2</sup>	✓ Storage	✓ Lift
Bedrooms	4	✓ Parking	✓ Terrace
Bathrooms	2	✓ Balcony	✓ Built in closets
Energy classification	D	✓ Outside	✓ Community pool
Energy performance index	76.00 kw h/m <sup>2</sup> year		
Emissions rating	D		
Emissions	15.00 co/m <sup>2</sup> year		
Year of construction	2006		
Floor	1		
Actual floor	1		



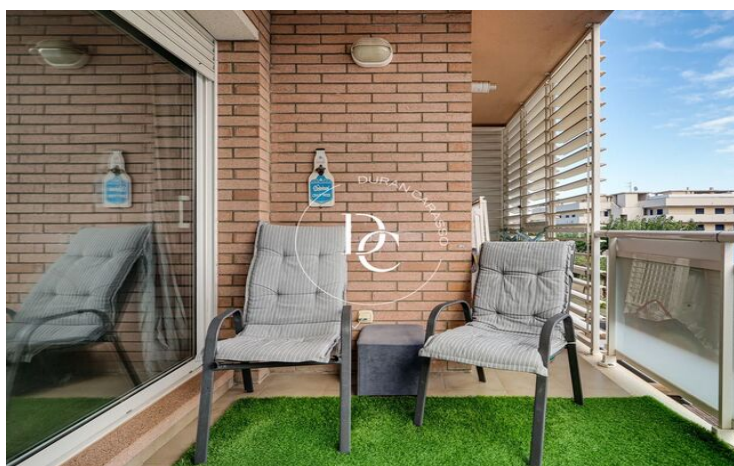
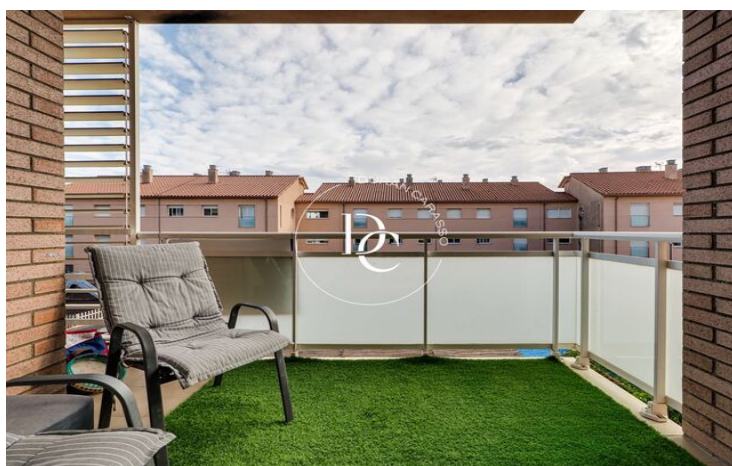
## Cubelles / Garraf

We present this apartment located just a few meters from the beach with a surface area of 109 m<sup>2</sup> built and 92 m<sup>2</sup> usable and located in one of the most privileged areas of Cubelles and just a few meters from the beach. It is south facing and guarantees exceptional luminosity throughout the day

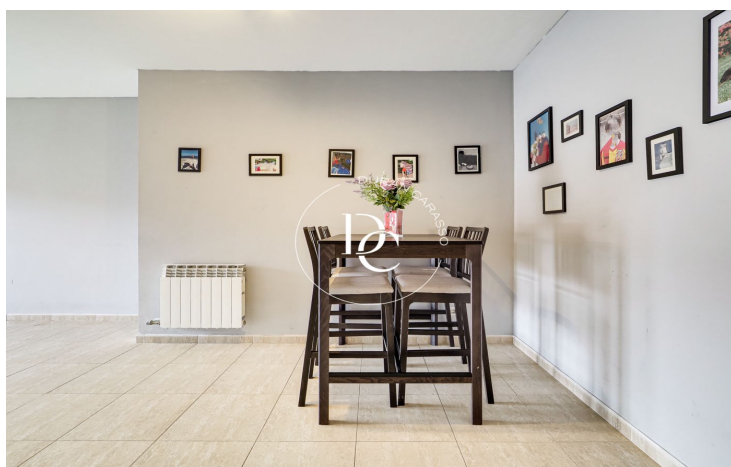
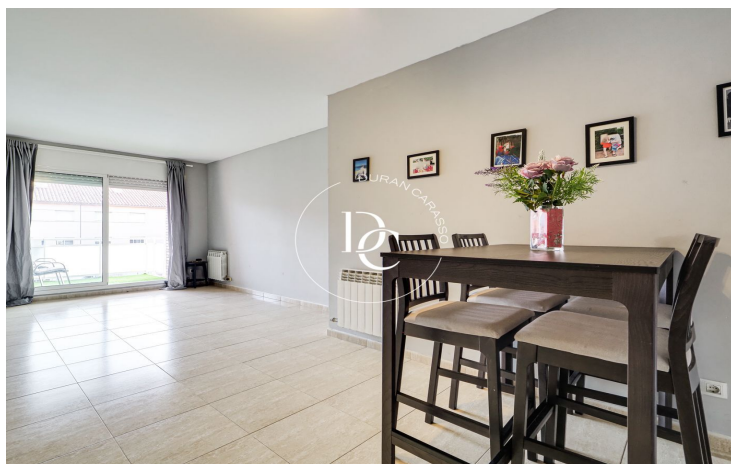
You will have the advantage of having all the necessary services, including schools, markets and public transport. The distribution of the property is optimal, with a hall that leads to a large living room and connects to a balcony, as well as a fully equipped independent kitchen that includes a utility room.

The apartment has four bedrooms, two of which are double (one of them en suite) and two single (one of them is quite spacious; it also has two full bathrooms, one equipped with a shower and the other with a bathtub, which adds extra comfort. The most outstanding feature of the property is its private rooftop terrace, perfect for enjoying the sun and the panoramic views. The climalit aluminum carpentry with double-chamber glass ensures excellent thermal and acoustic insulation. This apartment is equipped with a hot-cold pump, an electric intercom with a security camera, stoneware floors and electric heating, making it suitable to move into immediately. The communal area is presented as a true oasis, with a large swimming pool, garden and children's playground, ideal for enjoying at any time of the year. In addition, the building has an elevator and access adapted for people with reduced mobility. The price includes a parking space, air conditioning and a storage room, which adds even more comfort. Built in 2006 and in an excellent state of preservation, this apartment represents a unique opportunity to live in a quiet and well-connected area. Don't miss this opportunity and come and visit it.









The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.