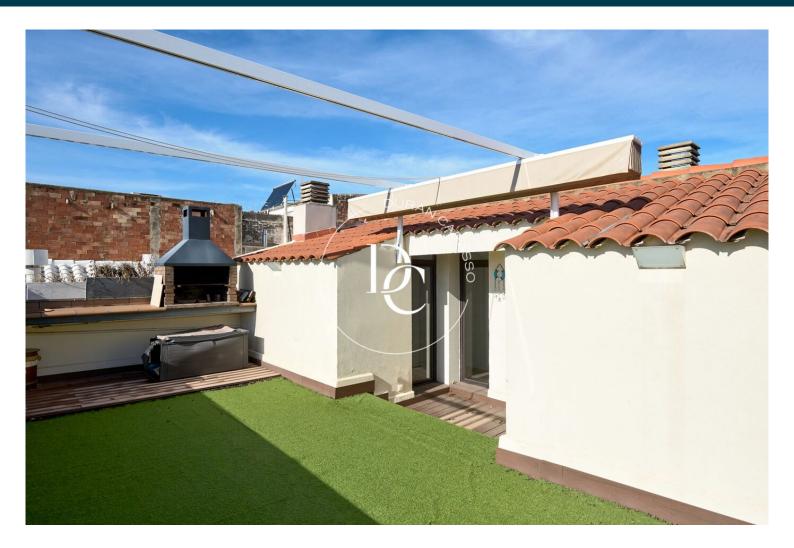
## DUITÁN CATASSO GRUPO INMOBILIARIO



# BRIGHT CENTRALLY LOCATED DUPLEX PENTHOUSE TO LIVE OR AS INVESTMENT

Barri De Mar / Vilanova i la Geltrú

Price	€335,000
Sur. built	117 m²
Sur. util	89 m²
Bedrooms	3
Bathrooms	2
Energy classification	F
Energy performance index	235.00 kw h/m² year
Emissions rating	F
Emissions	49.00 co/m <sup>2</sup> year
Year of construction	2006
Floor	2

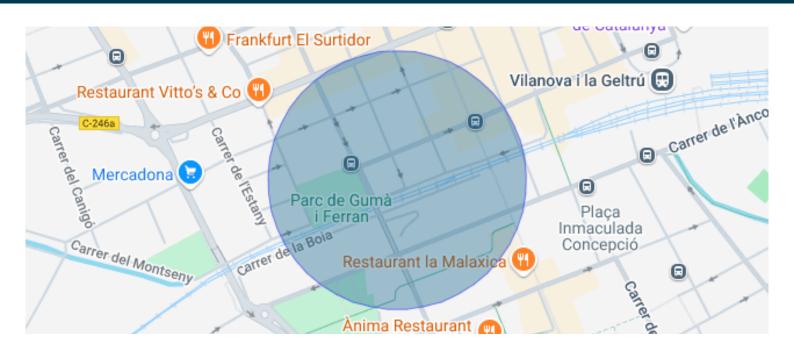
- ✓ Air conditioning
- 🗸 Lift

- ✓ Heating
- ✓ Terrace

✓ Balcony

✓ Outside

### DULTÁN CALASSO GRUPO INMOBILIARIO



#### Barri De Mar / Vilanova i la Geltrú

Durán Carasso is pleased to present this bright, centrally located duplex penthouse to live in or as an investment located a few minutes' walk from the train station, the beach and the center of Vilanova i La Geltrú.

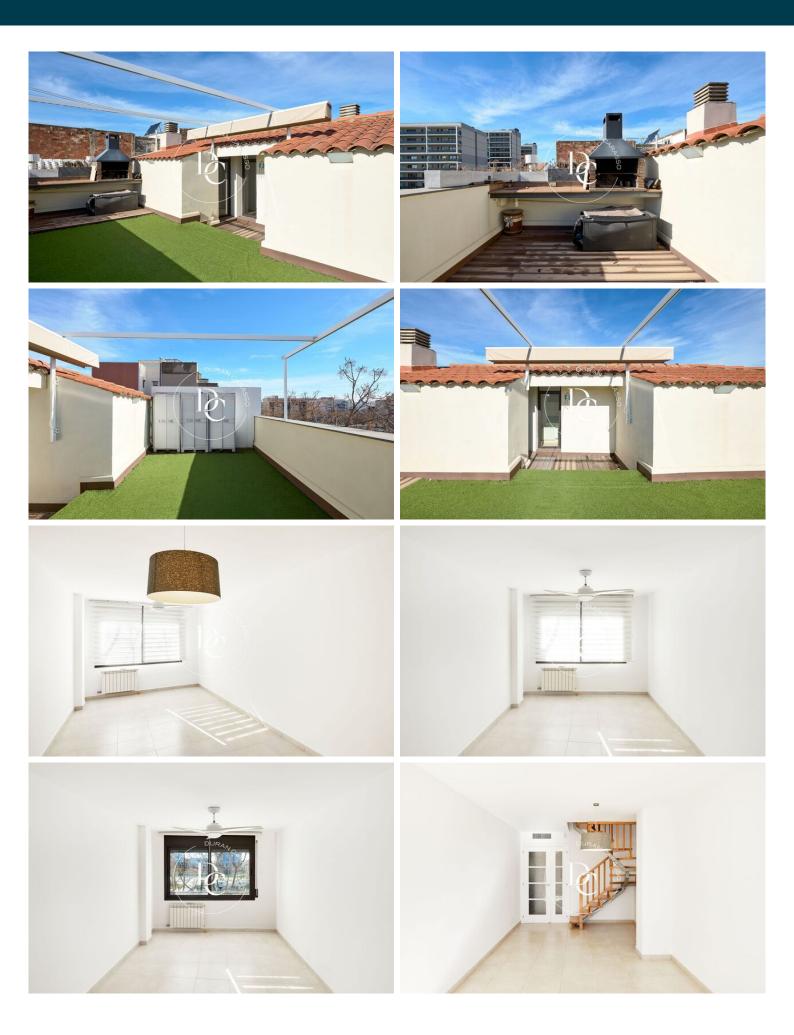
The house has 117 m<sup>2</sup> built, of which 89 m<sup>2</sup> are interior and well distributed.

From the entrance hall we find a full bathroom with a shower, followed by two single bedrooms and a fully equipped kitchen with access to the interior patio with great natural light. The main bedroom has an en suite bathroom and a sunny exterior balcony. The spacious living/dining room has large windows and wooden stairs with access to the second floor with space for a third bedroom or office and access to a large sunny 13 m<sup>2</sup> terrace with barbecue for enjoying quality moments with family and friends.

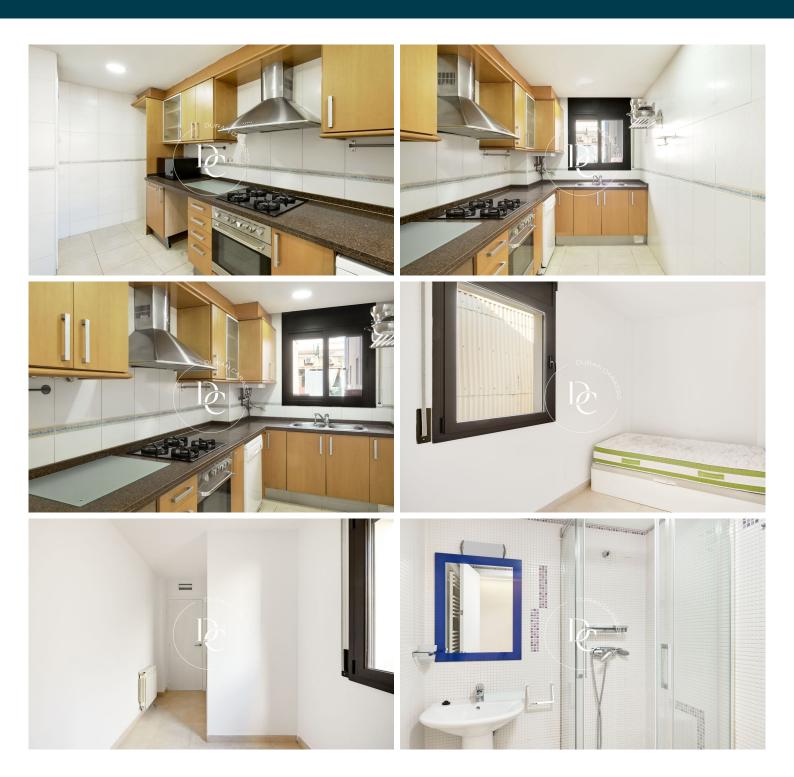
Aluminum carpentry with double glazing Recently installed central heating and cooling system Radiator heating on both floors Individual air conditioning unit upstairs Alarm installed ready to activate Ceiling fan in the living room Ceramic and parquet floors in a single room and in the suite room Freshly painted in its entirety Underground parking Elevator accesses whole building and parking Optional parking space (not included in price): €15,000

Live where you deserve to live!





#### DULTÁN CALASSO GRUPO INMOBILIARIO



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.

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