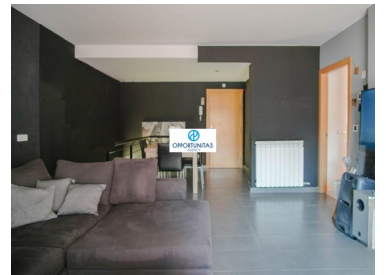
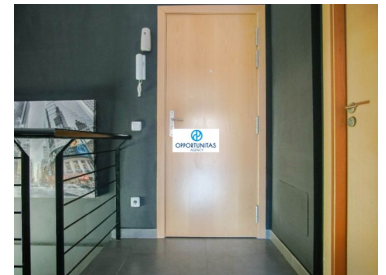
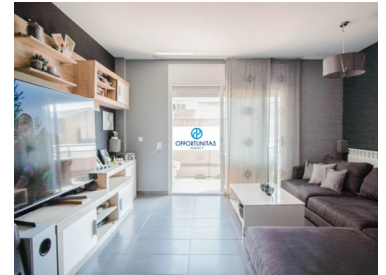




## Girona - Apartment



**4**  
Bedrooms

**3**  
Bathrooms

**150**  
Area (m<sup>2</sup>)

**315 000 €**  
(EUR €)

### Wonderful duplex with terrace of 70 m2 in the southern Eixample of Girona

This inverted duplex of 130m<sup>2</sup> valid is located on Sant Miquel Street, in a 2005 building. Upstairs, you will find an impressive living-dining area, with direct access to the balcony to enjoy the Mediterranean climate. The independent kitchen is equipped with the best appliances and also has a laundry space. In addition, there is a courtesy toilet for visitors.

On the ground floor, there are 4 bedrooms, one of them a large suite with a full bathroom, so you can enjoy your privacy to the fullest. All rooms have access to a terrace, ideal for your afternoons of sunshine and barbecue with friends and family. In addition, there is a separate bathroom, for your comfort.

E consulting@opportunitasagency.com

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



But that's not all. This property enjoys an impressive 70m<sup>2</sup> terrace facing South, which turns this duplex into a very bright space throughout the day. You can enjoy a romantic dinner under the stars or a few drinks with friends, in the city of Girona.

This is not just a duplex, it is an opportunity to live life to the fullest. And if you are looking for a city full of charm and celebrations, Girona is your city. Enjoy its festivals, congresses and cultural, gastronomic and sporting events. Girona is closely connected to Barcelona and France, so you can enjoy the best connection to travel and explore new places.

In addition, the city of Girona is full of celebrations and festivities, such as the Sant Narcís Festival, Carnival, Easter or the Sant Jordi Fair. So many unique moments await you to live with your loved ones.

And if you are looking for a quiet space for your daily life, this duplex is located near the high-speed train station, with easy access to the urban transport network.

Do not miss this unique opportunity to live in the heart of Girona.  
Contact us for more information!

## Property Features

- Heating
- Fitted wardrobes
- Laminated floor
- Proximity: Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools
- Investment opportunity
- Quiet Location
- Views: City view
- Balcony
- Built year: 2005
- Furnished
- Security alarm
- Orientation: Exterior
- Air conditioning
- Equipped kitchen
- Gas central heating
- Balcony (m2): 70
- Central location
- Uninterrupted views
- Terrace
- Lift
- Renovation year: 2022
- Video entry system
- Double glazing
- Energetic certification: E