

## apartment for sale Alp, Cerdanya



EXCLUSIVE UNIQUE OPPORTUNITY IN MAS BALMAÑACOMFORT, VIEWS AND QUALITY OF LIFE IN SANT FELIU DE GUÍXOLSWe present this fantastic apartment in impeccable condition, ideal for those looking for a home ready to move into, with top quality finishes and in one of the most privileged areas of the town.The house stands out for its brightness and intelligent distributionDAY AREALiving-dining room Spacious and with beautiful views of the Ardenya massif, the green lung of the area.Terrace Equipped with electric awning for your maximum comfort.Kitchen Fully equipped with elegant Silestone surfaces.NIGHT AREA2 double bedrooms With large capacity built-in wardrobes and manual awnings.Two full bathrooms One with a bathtub for moments of relaxation and the other with a practical shower tray.DETAILS THAT MAKE THE DIFFERENCETHis apartment is not just a structure, it is a home full of quality detailsComprehensive air conditioning Cold air and heat through ducts.Efficient heating Stone radiators that maintain heat naturally and aesthetically.LOCATION AND SERVICESLiving in Balmaña is synonymous with comfortEverything within reach A stone´s throw from schools, supermarkets, pharmacies and bus stop.Accessibility Absolute ease of entering and leaving the town, avoiding crowds but just a few minutes from the center.Natural environment Ideal for walking or cycling to the Ardenya routes.FACILITIES AND ANNEXESCommunity area Perfectly maintained garden and swimming pool. Parking Space in the same building with direct access via elevator to the apartment.EXPENSE INFORMATION (MAINTENANCE)Community €75/monthIBI €450/yearGarbage fee €289/yearThe price does not include taxes (ITP or VAT), notary and registration fees.Don´t miss this opportunity. A flat with these finishes and location doesn´t usually stay on the market for long. Contact us for a visit!

### property details

Spanishstate **6361623**  
id:  
reference:: **19196**  
close to/ located: **Alp**  
region: **Cerdanya**

### contact

real estate agent: **Gironès Serveis**  
**Immobiliaris**  
name: **Mònica Barrasa Carmona**  
spreek: **English, French, Spanish**  
telefoon: **not available**

property type:	<b>apartment</b>
rooms:	<b>2</b>
property surface:	<b>89 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 249.000</b>