



## 116 SQM FLAT WITH TERRACE FOR SALE IN VILANOVA I LA GELTRÚ CENTER

Vilanova i la Geltrú / Garraf

<b>Price</b>	<b>€425,000</b>	✓ Air conditioning	✓ Pets
Sur. built	116 m <sup>2</sup>	✓ Heating	✓ Mountain views
Sur. util	105 m <sup>2</sup>	✓ Lift	✓ Furnished
Bedrooms	4	✓ Terrace	✓ Balcony
Bathrooms	2	✓ Built in closets	✓ Outside
Energy classification	E		
Energy performance index	122.00 kw h/m <sup>2</sup> year		
Emissions rating	D		
Emissions	20.00 co/m <sup>2</sup> year		
Year of construction	1975		
Floor	3		



## Vilanova i la Geltrú / Garraf

Bright and Spacious Apartment for Sale in Vilanova i la Geltrú

Duran Carasso presents this welcoming and bright property located in a quiet building in the centre of Vilanova, ideal for those seeking spaciousness, comfort and an excellent location in Vilanova i la Geltrú.

Thanks to its south-facing orientation, the property enjoys abundant natural light throughout the day, creating a warm and pleasant atmosphere in every room.

The apartment stands out for its generous spaces and excellent layout. It features three bedrooms, including a spacious master suite with a private bathroom. The other two bedrooms offer multiple possibilities, such as children's rooms, a home office, dressing room or guest bedroom. In addition, the property includes an extra living area and a second full bathroom, providing functionality and comfort for everyday living.

The kitchen has been completely renovated in a contemporary and functional style. Fully independent yet perfectly integrated into the flow of the home, it combines spaciousness and practicality thanks to its two separate access points: one leading to the laundry area and the other to the living-dining room.

The living-dining area is particularly spacious and bright, with direct access to a pleasant 6 sqm balcony, ideal for enjoying the outdoors and natural light all year round.

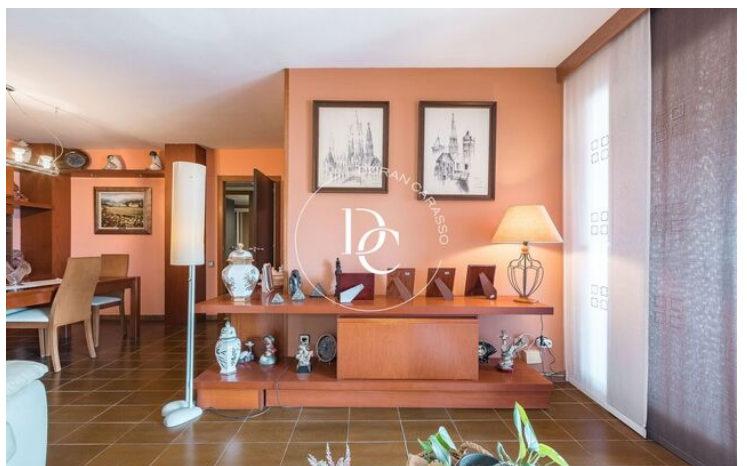
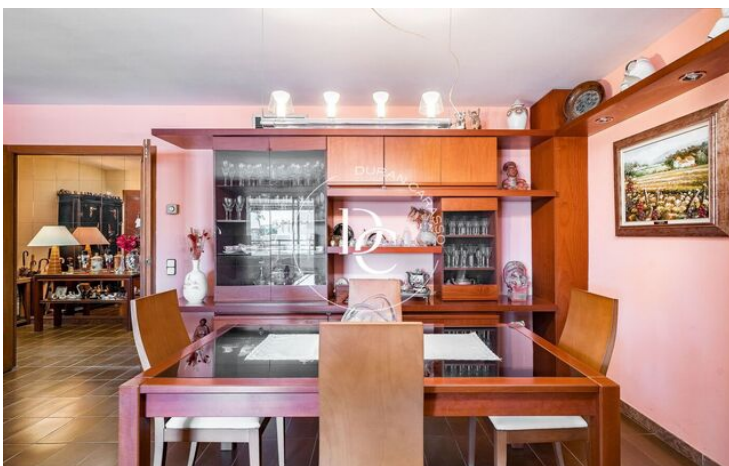
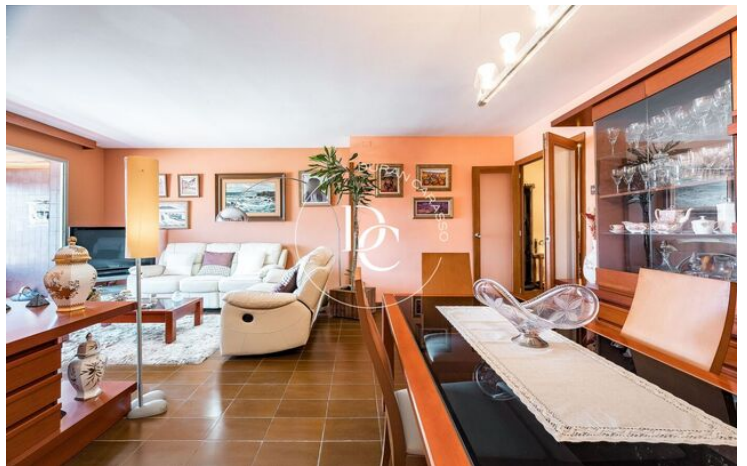
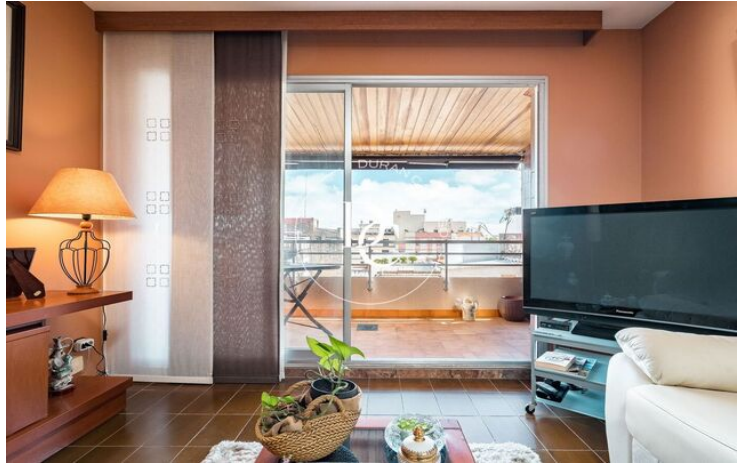
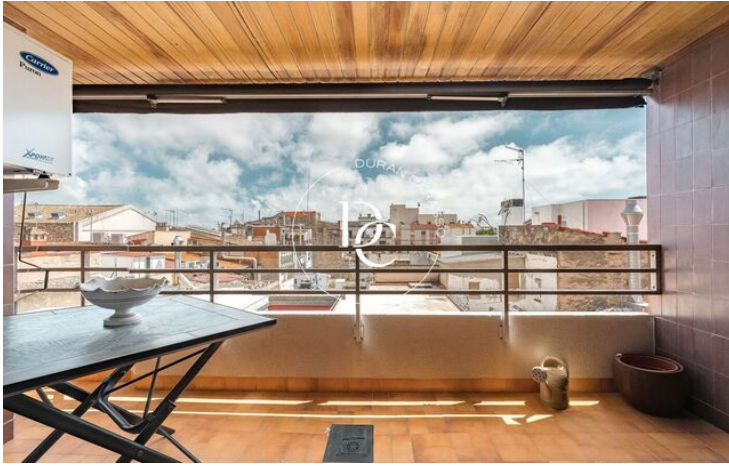
The property is equipped with air conditioning and heating, and the building has a lift.

The surrounding area offers an excellent quality of life, with pharmacies, supermarkets, shops and all kinds of services just a few steps away, allowing for maximum convenience in daily life.

The location is another of its major highlights: situated right on the Rambla Principal, just a 10–15 minute walk from the beach and the train station, offering excellent connections to Barcelona and the airport.

A spacious, bright and move-in-ready home, perfect both as a primary residence or a second home.

Do not miss this opportunity.





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