

## APARTMENT FOR SALE WITH SEA VIEWS IN ARAGAI, VILANOVA I LA GELTRÚ

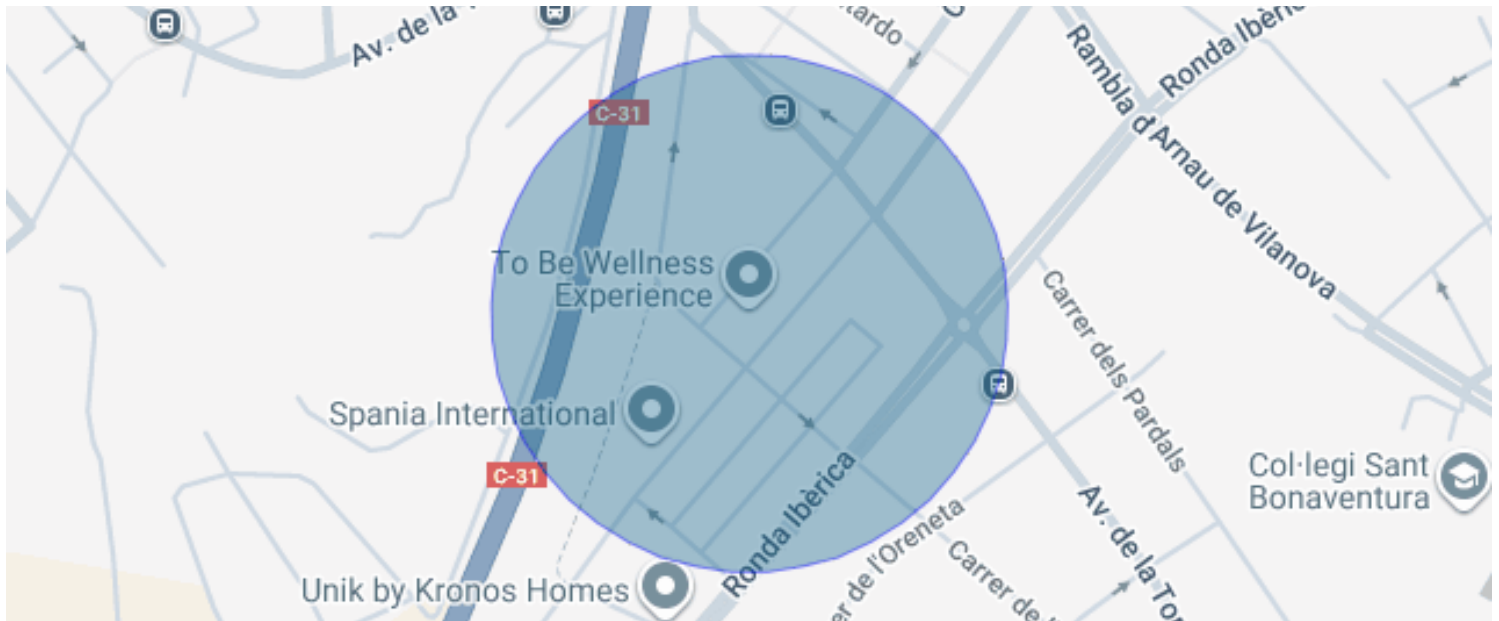
Vilanova i la Geltrú / Garraf

### Price

€415,000

Sur. built	136 m²
Sur. util	123 m²
Bedrooms	3
Bathrooms	2
Energy classification	B
Energy performance index	42.00 kw h/m² year
Emissions rating	B
Emissions	8.00 co/m² year
Year of construction	2016

- ✓ Air conditioning
- ✓ Sea views
- ✓ Storage
- ✓ Parking
- ✓ Built in closets
- ✓ Community pool
- ✓ Heating
- ✓ Backyard
- ✓ Lift
- ✓ Terrace
- ✓ Outside



## Vilanova i la Geltrú / Garraf

Duran Carasso is pleased to present this spectacular 3-bedroom apartment with terrace, parking, elevator, and storage room in Aragai, Vilanova i la Geltrú

If you are looking for a modern, bright home with all the amenities, this apartment built in 2016 could be exactly what you need. It is located in one of the most promising residential areas of Vilanova i la Geltrú, combining tranquility with excellent connections to the city center and main roads.

The property has 136 m<sup>2</sup> of built area and a very functional layout: three exterior bedrooms (one suite with a private bathroom, one double, and one single), plus two full bathrooms.

The 58 m<sup>2</sup> open-plan living-dining room with kitchen is the heart of the apartment, a spacious and welcoming area where the south orientation and large windows allow natural light to take center stage. From here, you can access a private terrace with unobstructed sea views, perfect for enjoying outdoor living all year round.

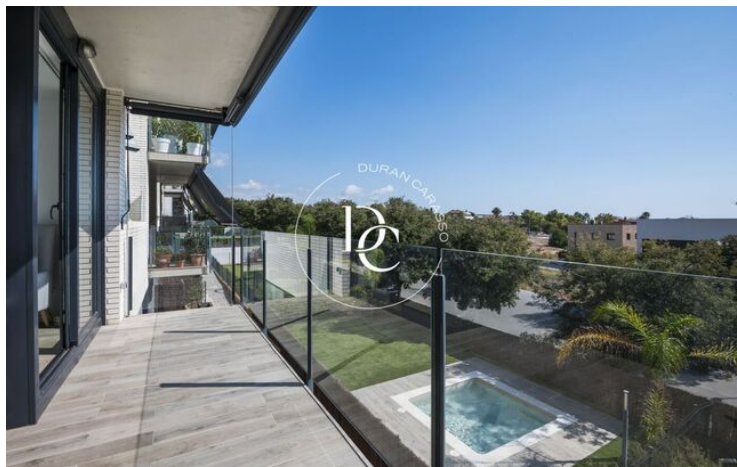
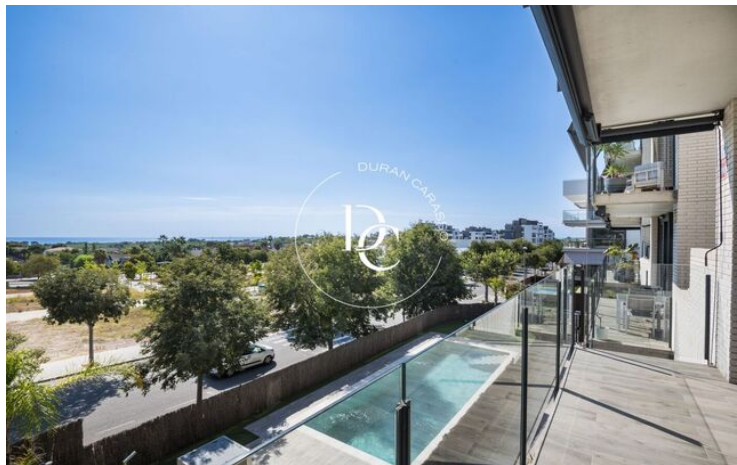
Key features include: underfloor heating, aluminum double-glazed windows, central heating, and built-in wardrobes in the bedrooms. A perfect combination of comfort, energy efficiency, and practicality.

The apartment also includes a parking space and storage room in the same building, as well as motorized awnings with a security system.

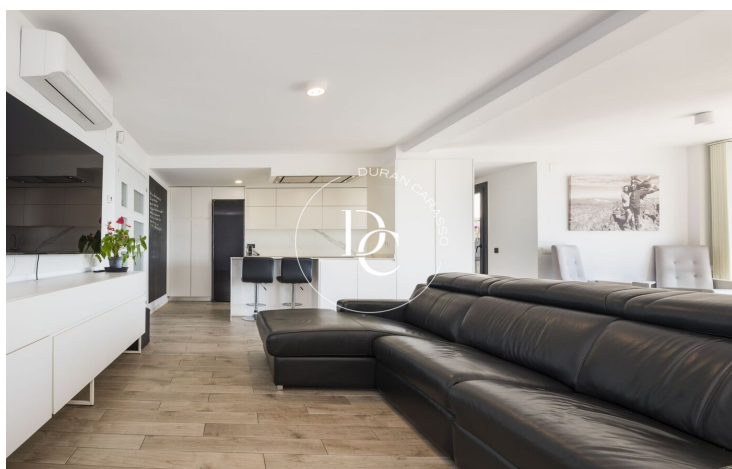
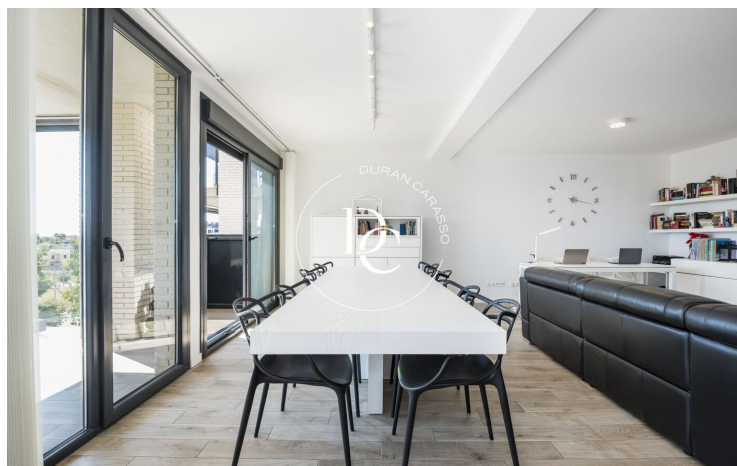
The residential community offers gardens, a children's area, and two communal pools, designed for the whole family.

Located in the Aragai neighborhood, this apartment enjoys the peace of a consolidated residential area, with schools, sports facilities, and shopping areas nearby. Additionally, it is in a constantly appreciating area, making it an excellent opportunity both to live in and to invest.









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