



## Exclusive penthouse with a terrace of over 50 m<sup>2</sup> in Blanes.

Light and privacy in the center, with a terrace of over 50 m<sup>2</sup> to unwind. Storage room included.

INMOFIT presents this EXCLUSIVE PENTHOUSE in the heart of Blanes, a unique opportunity for those seeking light, privacy, and above all, an outdoor space to enjoy every day.

The property features a spectacular terrace of over 50 m<sup>2</sup>, a true privilege for creating different environments: summer dining area, chill-out zone, solarium, or even a small urban garden. A space that transforms the way of living and provides that extra that is so hard to find in the center.

The interior offers a comfortable and functional layout, with a spacious and very bright living-dining room with direct access to the terrace, independent kitchen, full bathroom, and three bedrooms that provide ample space and flexibility, allowing the area to adapt to your needs today... and also tomorrow.

The building has an elevator, a particularly valued feature in a penthouse for convenience in daily life. Additionally, it includes a 15 m<sup>2</sup> storage room in the same property, perfect for extra storage.

A perfect home for you if you enjoy living with all services at hand while also enjoying the privilege of a large outdoor space to unwind... even in such a central location.

Price: €369,000 - Habitability Certificate: CHG00245626001 - 02/04/2041 - Energy Certificate: ZMF7TZZML - 27/02/2036.

In compliance with Law 3/2017 of February 13, 2018 of the Civil Code of Catalonia, which approves the Regulation of Consumer Information in the sale and rental of housing in Catalonia, the client is informed that notary, registration, and applicable taxes (ITP or VAT + AJD) and other costs inherent to the sale are not included in the price.

Contact INMOFIT Real Estate Solutions · Registered API (AICAT 13420) for more information and to arrange a personalized visit. Your trusted real estate agency on the COSTA BRAVA.

Transaction	Sale
Category	Attic
Situation	Nou, 5 3-1, Blanes, Selva
Built area	115 m <sup>2</sup>
Useful area	63 m <sup>2</sup>
Occup. cert.	CHG00245626001
Condition	Good condition
Rooms	3
Bathrooms	1 bathroom
Mains gas	Yes
Utility room/area	15 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Central heating	Yes
Lift	Yes

369.000 €



E - 189 kWh/m<sup>2</sup>  
E - 39 kg CO<sub>2</sub>/m<sup>2</sup>