



## DÚPLEX FOR SALE C/PUJADES

**230.000 €**

Are you looking for a bright, spacious duplex with outdoor areas to enjoy all year round?

We present this fantastic corner duplex located on Pujadas Street, built in 2005 and offering 129 m<sup>2</sup> of usable space. The property stands out for its excellent natural light and comfortable layout across two floors.

The main floor features a welcoming entrance hall, a practical storage and laundry area, an open-plan kitchen with breakfast bar, and a spacious living-dining room with access to a balcony. On this same floor there are two bedrooms, one of them a double en-suite bedroom with a full bathroom with bathtub, as well as a second independent bathroom with shower.

The upper floor offers a third bedroom, a large open and versatile space — ideal as a living room, office or play area — with direct access to a terrace, and a third full bathroom with bathtub.

The property features parquet flooring and aluminium window frames, providing comfort and quality throughout the home.

A unique home for those who value natural light, outdoor spaces and the comfort of living in a duplex with character.

Don't miss this opportunity!  
Contact us today to schedule your visit.

Expenses:

Property tax (IBI): €888/year  
Community fees: €113/month

Transfer tax (ITP), notary and land registry costs are not included.

In compliance with Law 3/2017 of February 13 of the Civil Code of Catalonia regarding consumer information in housing transactions, clients are informed that the indicated price does not include costs derived from the purchase, such as notary, property registry, applicable taxes (ITP or VAT + AJD), or other expenses related to the transaction.

Transaction:	Sale	Category:	Flat
Situation:	Carrer Pujades, 49, Figueres, Alt Empordà	Built area:	167 m <sup>2</sup>
Useful area:	129 m <sup>2</sup>	Occup. cert.:	CHG01111525001
Condition:	Good condition	Rooms:	3
Bathrooms:	3 bathrooms	Washing machine:	Yes
Air conditioning:	Yes	Lift:	Yes