



Exclusive product APIALIA COSTA BRAVA. Semi-detached house in Treumal Urbanization, with private garden and communal area with swimming pool, tennis courts and gardens. Distributed on two floors plus a basement for a large two-car garage. On the main floor there is a small hall that leads to the living room with two levels, the kitchen, a toilet, a terrace with direct access to the pool and a private garden. On the first floor there is the night area with 3 double bedrooms (one of them en suite) and two full bathrooms. The house has PVC windows and air conditioning in all rooms.

Property condition: Good condition

Net floor area: 69 m<sup>2</sup>

Built area: 154 m<sup>2</sup>

Energy Efficiency Certificate (EPC):Consumption: E 220 kWh/sqm per year

Emissions: E 38 kg CO<sub>2</sub>/sqm per year

EPC Registration number: 2HD8CB6VX

Occupancy Certificate: CHG01497524001

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.Location: Located in a

Price: **380.000 €**

stressed market zone. Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs. Fees: Real estate agency commissions are included in the sale price.

Transaction:	Sale	Category:	Townhouse
Situation:	paseo Safir, Platja d'Aro, Baix Empordà	Built area:	154 m <sup>2</sup>
Useful area:	69 m <sup>2</sup>	Occup. cert.:	CHG01497524001
Condition:		Rooms:	3
Bathrooms:	3 bathrooms	Swimming pool:	Yes
Furnished:	Yes		