



## Spectacular renovated ground floor apartment in the heart of Calonge

Looking for comfort, modern living, and proximity to the sea? This fantastic apartment, completely renovated with high-quality finishes, is the perfect opportunity for both a primary residence and enjoying the Costa Brava.

Located on the ground floor of a quiet building in the town center, this property stands out for its excellent accessibility and functional design:

- Sleeping area: 3 bright bedrooms (2 of them spacious doubles).
- Bathrooms: A modern full bathroom and a convenient additional toilet.
- Outdoor space: Access to a small private terrace, ideal for enjoying the fresh air.
- Premium climate control: Natural gas central heating and ducted air conditioning throughout most of the apartment.

**Price: 215.000 €**

- Windows: High-quality aluminum windows with mosquito nets installed in all rooms.

Location: Situated in an unbeatable area in the center of Calonge, you'll have everything you need within walking distance:

- Amenities: Schools, supermarkets, a pharmacy, sports facilities, and the Town Hall are all within walking distance.

- Parking: Maximum convenience with free municipal parking right in front of the building.

Access to the sea: Just a 2-minute drive to the beach. The route to the sea is a completely flat, straight path, perfect for reaching by bicycle in just a few minutes.

This is the ideal home for those seeking the convenience of a ground-floor apartment with no architectural barriers, ready to move into without the need for renovations, and with a location that combines village life with proximity to the Mediterranean.

Don't miss the opportunity to visit! Contact us today for more information or to schedule a viewing.

Exclusive Apialia Costa Brava. PURCHASE EXPENSES NOT INCLUDED: 10% Property Transfer Tax + Notary fees + Land Registry.

Transaction:	Sale	Category:	Apartment
Municipality:	Baix Empordà	Surface area:	90 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Lift:	Yes		