



Penthouse with terrace and private solarium.

EXCLUSIVE APIALIA COSTA BRAVA. Penthouse with a large terrace and private solarium of 24.25 square meters, equipped with water and electricity connections. This charming space features a bright living-dining room merging with an open-plan kitchen, along with two cozy double bedrooms and a modern full bathroom.

The finishes in the kitchen, bathrooms, and flooring are of high quality, provided by the prestigious brand PORCELANOSA. The climate control system (heating and cooling) is managed through aerothermal technology by the renowned brand HITACHI.

The east and southeast orientation provides the best exposure to enjoy natural light and the warm morning sun. The property is located in a quiet area, ideal as either a primary or secondary residence. It features a children's playground right in front and the 'Parc dels Estanys' nearby, with a wide variety of services just a few meters away, such as supermarkets, schools, nurseries, and a medical clinic.

Price: **330.000 €**

Located just 1000 meters from the beach and 800 meters from the center of Platja d'Aro, this location offers a perfect blend of tranquility and accessibility.

Property condition: perfect condition

Net Area: 56.6 m² Built Area: 68 m² Energy Efficiency Certificate (CEE):

Consumption: B 27 kWh/m² year

Emissions: A 4 kg CO₂/m² year

CEE Registration Number: YSOPX5ZMI

Habitation Certificate: CHG00476723021

API Number: 881

AICAT Registration Number: 12800 Costa Brava Realty S.L.

Located in a rent-controlled zone (zona tensionada).

Not included in the price: ITP (transfer tax at the current rate in Catalonia), notary and registry fees according to official scales. ITP, notary & registry fees.

Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Apartment
Situation:	Calle Luxemburg, Platja d'Aro, Baix Empordà	Built area:	68 m ²
Useful area:	56 m ²	Occup. cert.:	
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Lift:	Yes		