



Terraced house with the best communal area in Platja d'Aro

Exclusive APIALIA COSTA BRAVA.

Imagine waking up every morning in a semi-detached house that serves as a sanctuary of peace and beauty in Platja d'Aro. This real estate gem offers you the chance to live in one of the most exclusive areas of the Costa Brava, where tranquility and comfort merge in every corner. The property features a large community area with a garden, swimming pool, and tennis court, ideal for enjoying relaxing moments under the Mediterranean sun. The ground floor welcomes you with a cozy living-dining room with a fireplace, creating a warm and family-friendly atmosphere. From here, you access a terrace that opens to the garden, offering the perfect space for outdoor dining or simply relaxing with a glass of wine at sunset. The recently renovated kitchen combines functionality and style, making it the heart of the home. Additionally, it has a bathroom with a shower and a pantry room that adds convenience to your daily life. On the upper floor, three bright bedrooms await you, each with access to a private terrace, allowing you to enjoy

Price: **490.000 €**

views of the natural surroundings. One of the bedrooms is a suite, providing privacy and comfort. The two full bathrooms, one in the suite and another in the hallway, are designed with high-quality materials, providing elegance and functionality. Every detail of this home has been designed to offer you a unique experience where serenity and beauty meet in every space.

Property condition: Good

Net floor area: 96 sqm

Built area: 112 sqm

Year of construction: 1990

Energy Efficiency Certificate (EPC):

Consumption: 242 kWh/sqm per year

Emissions: 51 kg CO₂/sqm per year

EPC Registration number: 7013CTHNN

Occupancy Certificate: CHG00582325001

API Number: 881

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

Location: Located in a 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 management fees are included in the sale price.

Transaction:	Sale	Category:	Townhouse
Situation:	Tramuntana, Platja d'Aro, Baix Empordà	Built area:	112 m ²
Useful area:	96 m ²	Occup. cert.:	14/05/2040
Condition:		Rooms:	3
Bathrooms:	3 bathrooms	Swimming pool:	Yes