



EXCLUSIVE APARTMENT WITH CHARM AND SEA VIEWS IN A PRESTIGIOUS COMMUNITY AREA

EXCLUSIVE APICALIA COSTA BRAVA.

This exclusive apartment is located in a privileged enclave of the Costa Brava, surrounded by the green of the pine trees and the deep blue of the Mediterranean Sea. Situated right on the rocks, it offers stunning views and a unique sense of peace in a natural setting of great beauty.

Fully renovated, the home stands out for its brightness, elegant decoration, and incomparable views of the sea and nature. It features a spacious and cozy living-dining room with a large window opening onto the sea. The kitchen is practical, fully equipped, and enjoys natural light. The master bedroom, with fitted wardrobes, enjoys sea views and a full bathroom; the double bedroom, also with fitted wardrobes, has a window with wide views of the garden.

The prestigious community area is a true luxury: spectacular, well-maintained

Price: **650.000 €**

gardens, a swimming pool, and relaxation spaces ideal for enjoying the Mediterranean climate all year round.

The price includes a private parking space, a significant added value in this highly sought-after area.

A unique opportunity to live in a quiet, elegant environment, just a few minutes from Sant Pol beach and the center of Sant Feliu de Guíxols.

Property condition: Perfect, renovated

Net floor area: 84 m²

Built area: 94 m²

Energy Efficiency Certificate (EPC):

Consumption: E 238 kWh/sqm per year

Emissions: E 50 kg CO₂/sqm per year

EPC Registration number: 8818G734Q

Occupancy Certificate: CHG01325118001

API Number: 881

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

Location: Located in a stressed market zone.

Large property owner: No

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:	Apartment
Situation:	Calle de París, Sant Feliu de Guíxols, Baix Empordà	Built area:	94 m ²
Useful area:	84 m ²	Occup. cert.:	CHG01325118001
Condition:		Rooms:	2
Bathrooms:	2 bathrooms	Parking:	Yes
Lift:	Yes		