



Exclusive to Apialia Costa Brava. In the quiet area of ??Fanals, just a 5-minute walk from the center of Platja d'Aro, where you can enjoy shops, restaurants, and leisure activities, and only a 7-minute walk from the beach, we find this cozy and bright apartment, ideal for both year-round living and as a second home.

The community offers a beautiful garden area with a swimming pool, perfect for relaxing and unwinding, as well as an outdoor parking space included in the price. The apartment comprises:

A living-dining room with a fireplace and access to a pleasant southwest-facing terrace, ideal for enjoying the sun.

A fully equipped kitchen and a spacious utility room.

One double bedroom and two single bedrooms.

A full bathroom.

Price: **320.000 €**

All rooms are exterior-facing, providing natural light throughout the day. It also features natural gas heating. An apartment with a perfect location and everything you need to enjoy Platja d'Aro in a peaceful and comfortable setting.

Property condition: for renovation.

Useful area: 69 m².

Built area: 77 m².

Year of construction: 1981.

Energy Efficiency Certificate (EPC):

Consumption: G-244 kWh/m² year.

Emissions: F-51 kg CO₂/m² year.

Registration number: 5TTQFRW7.

Certificate of occupancy: CHG01507925001.

Located in a stressed housing zone.

Not included in the price: ITP (current rate in Catalonia), notary and registry fees according to official tariff.

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

Owner: not a large-scale property holder.

API Number: 881

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

Transaction:	Sale	Category:	Apartment
Situation:	Calle Ponent, Platja d'Aro, Baix Empordà	Built area:	77 m ²
Useful area:	69 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	1 bathroom	Parking:	Yes
Washing machine:	Yes	Swimming pool:	Yes
Furnished:	Yes		