



Apartment for sale in Sant Antoni de Calonge

Exclusive Apialia Costa Brava. Apartment for sale in Sant Antoni de Calonge, located just a few meters from the beach. Situated on the second floor of a building with a lift, this property offers a comfortable and functional layout: entrance hall, spacious living-dining room with access to a 13 m corner terrace, independent kitchen, three bedrooms (one en-suite), and two bathrooms.

The apartment features low-consumption radiator heating.

The building is part of a quiet community with a swimming pool and landscaped garden areas, ideal for enjoying the surroundings. It also includes a parking space in the same building.

An excellent opportunity in terms of location, features, and overall condition, suitable both as a main residence and as a second home on the Costa Brava.

Property condition: Good condition

Price: **390.000 €**

Area: Sant Antoni Est

Net floor area: 71.60 m²

Built area: 87 m²

Energy Efficiency Certificate (EPC):

Consumption: 165 kWh/sqm per year

Emissions: 28 kg CO₂/sqm per year

EPC Registration number: LL7FN5X8S

Occupancy Certificate: CHG011768180014

API Number: 881

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

Location: Located in a stressed market zone.

Not included in the price: Taxes (ITP or VAT + AJD as applicable at the current rate), notary and registry fees according to legal tariffs.

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

Transaction:	Sale	Category:	Apartment
Situation:	Plaza del Martinet, Sant Antoni de Calonge, Baix Empordà	Built area:	87 m ²
Useful area:	71 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes
Lift:	Yes		