



Sunny apartment ready to move into.

EXCLUSIVE APIALIA COSTA BRAVA. Sunny apartment ready to move into in the Palamós hospital area, south-facing, very bright, in a building with an elevator.

Built in 2001, it is in perfect condition, with a built area of 58.48 sqm.

Layout:

Entrance to the living-dining room leading to the outdoor terrace with an awning, individual kitchen, two spacious bedrooms (one single with a large fitted wardrobe and access to the terrace, and another double bedroom also with high-capacity fitted wardrobes), a large bathroom with a bathtub, and an individual laundry room. Natural gas heating and an AC Split make this home a warm and cozy place to live all year round.

Property condition: Good condition

Net floor area: 77 m²

Built area: 58.48 m²

Price: **230.000 €**

Energy Efficiency Certificate (EPC):

Consumption: E 115 kWh/sqm per year

Emissions: E 23 kg CO₂/sqm per year

EPC Registration number: 2X6HK4HLD

Occupancy Certificate: CHG00025126001

API Number: 881

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

Location: Hospital Area. 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 Mossèn Gaspar Bosch, Palamós, Baix Empordà	Built area:	77 m ²
Useful area:	58 m ²	Occup. cert.:	CHG00025126001
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Washing machine:	Yes
Lift:	Yes		