



EXCLUSIVE APIALIA COSTA BRAVA.

Discover this cozy 69 sqm apartment, located in a very convenient area surrounded by shops and services that make daily life easier. The home features two good-sized double bedrooms and one single bedroom, ideal for families or those needing extra space for a home office or study area.

It has a full bathroom and an additional guest toilet, providing comfort and functionality to the home. The bright and pleasant dining room is the heart of the house and offers direct access to a balcony, perfect for enjoying the outdoors. Additionally, the building offers a communal rooftop terrace that expands the leisure possibilities.

The apartment has heating and aluminum window frames, ensuring comfort and efficiency. An ideal opportunity for those seeking a practical, bright, and well-connected space.

Property condition: Good condition

Price: **225.000 €**

Net floor area: 69 m²

Built area: 88 m²

Energy Efficiency Certificate (EPC):

Consumption: F 200 kWh/sqm per year

Emissions: F 41 kg CO₂/sqm per year

EPC Registration number: CZHT5TFFF

Occupancy Certificate: CHG01298115001

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 Doctor Presas, Sant Feliu de Guíxols, Baix Empordà	Built area:	88 m ²
Useful area:	69 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	2 bathrooms		