



APIALIA COSTA BRAVA EXCLUSIVE. Enjoy a perfect stay in this modern and fully equipped apartment, located in Platja d Aro, one of the most charming destinations on the Costa Brava.

Just 50 metres from Platja Gran beach, the Nereides Apartment offers all the comforts for an unforgettable holiday.

Layout:

Master bedroom: suite with double bed.

Second bedroom: two single beds.

Fully equipped bathroom.

The kitchen is spacious and modern, equipped with an oven, microwave, dishwasher, coffee maker, toaster, kettle, washing machine and dryer. From the kitchen there is access to the minimalist-style living-dining room, with Smart TV, WiFi, air conditioning and heating in all rooms.

The terrace is spacious and offers sea views, with a table and chairs ideal for

Price: **590.000 €**

enjoying breakfast or a quiet dinner outdoors.

The communal area features a swimming pool located right in front of the apartment, perfect for relaxing and sunbathing.

It has a covered parking space with direct access from the building.

Property condition: good.

Useful area: 71 m<sup>2</sup>.

Built area: 82 m<sup>2</sup>.

Year of construction: 2005.

Energy Efficiency Certificate (EPC):

Consumption: G-254X kWh/m<sup>2</sup> year.

Emissions: G-43 kg CO<sub>2</sub>/m<sup>2</sup> year.

Registration number: 3QWW47YD7.

Certificate of occupancy: CHG00981522000.

Located in a stressed housing zone.

Not included in the price: ITP (current rate in Catalonia), notary and registry fees according to the 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:	Avenida Reina Fabiola, Platja d'Aro, Baix Empordà	Built area:	82 m <sup>2</sup>
Useful area:	71 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	2
Bathrooms:	2 bathrooms	Parking:	Yes
Lift:	Yes		