



EXCLUSIVE APIALIA COSTA BRAVA. Cozy apartment to renovate located in Sant Feliu de Guíxols, just a few meters from the beach, in a very quiet area surrounded by spacious communal landscaped areas.

The property, located on the first floor with an elevator, has more than 70 m2 of useful area, offering an excellent base to update and customize each space according to the future owner's needs.

It features two bedrooms, two full bathrooms, and spacious rooms that allow multiple possibilities for redistribution and design.

The apartment includes a small storage room, a very practical added value for additional storage.

Its surroundings combine proximity to the sea with the calm of a residential area, ideal for enjoying the outdoors all year round.

A very interesting opportunity, both as a holiday home or for investment in the

Price: **225.000 €**

Costa Brava.

**ADDITIONAL INFORMATION:**

Property status: to renovate

Net Internal Area: 76 m<sup>2</sup>

Gross Built Area: 103 m<sup>2</sup>

Energy Performance Certificate (EPC):

Consumption: G 289 kWh/m<sup>2</sup> year

Emissions: G 60 kg CO<sub>2</sub>/m<sup>2</sup> year

EPC Registration Number: M59WG0M66

Certificate of Occupancy: CHG00469412001

Located in a rent-controlled area. Large property holder status - yes.

Not included in the price: Property Transfer Tax (ITP, current rate in Catalonia), notary and registration fees according to tariff.

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

Transaction:	Sale	Category:	Apartment
Situation:	Plaza Lluís Esteva i Cruañas, Sant Feliu de Guíxols, Baix Empordà	Built area:	103 m <sup>2</sup>
Useful area:	76 m <sup>2</sup>	Occup. cert.:	CHG00469412001
Condition:	To Restore	Rooms:	2
Bathrooms:	2 bathrooms	Lift:	Yes