



EXCLUSIVE APIALIA COSTA BRAVA. Renovated 121 sqm apartment in Santa Cristina d'Aro (Costa Brava)

Exclusivity and comfort merge in this elegant 121 sqm apartment, fully renovated, located in the heart of Santa Cristina d'Aro (Costa Brava). This home stands out for its high-end finishes and brightness, favored by a southeast orientation that floods the spaces with natural light. It features 3 spacious bedrooms (one double), a full bathroom, and an additional guest toilet, as well as a spacious living room and a fully renovated independent kitchen equipped with state-of-the-art appliances.

It also has three large terraces (about 20 sqm in total), ideal for enjoying the outdoors and the unobstructed views of the mountains and the picturesque town center. Radiator heating ensures thermal comfort in winter. The property is delivered in impeccable condition after a comprehensive renovation carried out with top-quality materials in every detail.

Property condition: Good (Renovated)

Net floor area: 106.84 m<sup>2</sup>

Price: **290.000 €**

Built area: 121 m<sup>2</sup>

Energy Efficiency Certificate (EPC):

Consumption: E 123 kWh/sqm per year

Emissions: E 25 kg CO<sub>2</sub>/sqm per year

EPC Registration number: QTFW5NW2K

Occupancy Certificate: CHG00715618001

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:	Avenida Ridaura, Santa Cristina d'Aro, Baix Empordà	Built area:	121 m <sup>2</sup>
Useful area:	106 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	1 bathroom		