



Your coastal retreat: terrace, views, pool and plenty of light

EXCLUSIVE APIALIA COSTA BRAVA. Located on the third and top floor of an impeccable exposed brick building, this attractive apartment perfectly combines comfort, brightness, and tranquility. It is situated in one of the most highly valued residential areas of Baix Empordà, just minutes away from the best beaches on the Costa Brava.

Layout and Interior Comfort

The home stands out for its functional distribution and rooms bathed in natural light. It features two double bedrooms, both equipped with fitted wardrobes, ideal as either a primary residence or a holiday getaway. It includes a full bathroom with a bathtub and a large independent kitchen, spacious and bright, with enough space for a breakfast table.

Exterior Spaces and Views

The heart of the property is its fantastic living-dining room. This space, large and

Price: **259.000 €**

cozy, has direct access to a pleasant private terrace. From here, you can enjoy completely unobstructed views that provide a great sense of freedom, even allowing you to see the sea on the horizon, a unique privilege in the area.

Amenities and Community Area

To ensure maximum comfort throughout the year, the apartment is equipped with natural gas heating. Additionally, it includes a parking space for a large car in the same building, with the convenience of direct elevator access from the parking lot.

The estate is part of a quiet and family-friendly community that offers a well-maintained garden area and communal pool, the perfect setting to make the most of the Mediterranean climate.

Property condition: Good condition

Net floor area: 70 m²

Built area: 93 m²

Year of construction: 2004

Energy Efficiency Certificate (EPC):

Consumption: D 92 kWh/sqm per year

Emissions: D 19 kg CO₂/sqm per year

EPC Registration number: FBNTPNFTR

Occupancy Certificate: CHG01055020001

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.

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| Transaction: | Sale | Category: | Apartment |
| Situation: | Calle Galceran de Requesens, Calonge, Baix Empordà | Built area: | 93 m ² |
| Useful area: | 70 m ² | Occup. cert.: | CHG01055020001 |
| Condition: | | Rooms: | 2 |
| Bathrooms: | 1 bathroom | Parking: | Yes |
| Lift: | Yes | | |