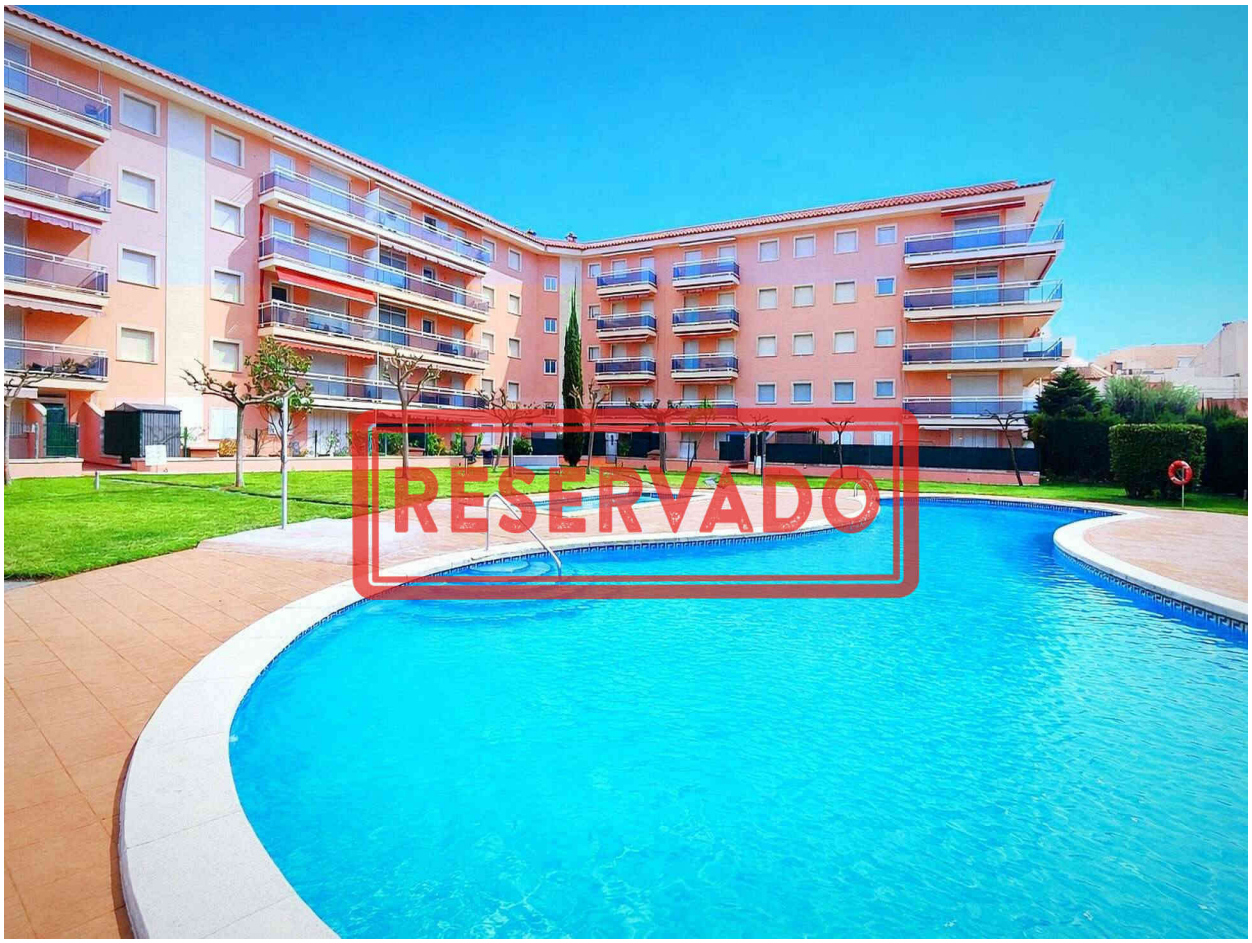
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Ground floor with garden, swimming pool and tourist license just a few steps from the beach.

EXCLUSIVE APIALIA COSTA BRAVA.

Ground floor apartment with tourist license. Living just steps from the sea with everything within easy reach is possible in this charming home located in the heart of Sant Antoni de Calonge, one of the most sought-after areas of the Costa Brava.

Set in a modern residential complex, this ground-floor apartment stands out for its comfort, brightness, and excellent connection to the surroundings. Within a short walking distance you'll find the seaside promenade, the beach, supermarkets, shops, restaurants, and all daily amenities, as well as good transport links — making it an ideal choice as a permanent residence, second home, or investment.

The home features a practical and welcoming layout with a spacious living-dining room perfect for family and friends, a functional kitchen, three bedrooms and two bathrooms designed for comfort and privacy.

Price: **400.000 €**

IMISA Costa Brava
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https://www.imisacostabrava.com

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17251 Calonge
Girona, Espanya

One of its great highlights is the exclusive outdoor space: a pleasant private garden ideal for relaxing outdoors and a large terrace perfect for sunny breakfasts, summer dinners, or simply enjoying the Mediterranean climate year-round.

A property that combines a privileged location, peace and quality of life, in a neighbourhood where everything is within walking distance and the sea is part of everyday living.

Possibility of acquiring a parking space in a fenced building for €25,000.

Status of the property: Bo
Useful area: 83.48 m²
Built Area: 107 m²
Any de Construction: 2001
Energy Efficiency Certificate (CEE):
Consumption: D 112 kWh/m² any
Emissions: D 20 kg CO2/m² any
CEE Register Number: 66PVRQY7J
Habitabiliity certificate: CHG00766015001
API number: 881
AICAT register number: 12800
Not included in the document: ITP (tipus vigent a Catalunya), despeses notarials i registrals segons aranzel.
Real estate agent's commission is included.

Transaction:	Sale	Category:	Apartment
Situation:	Calle de la Mestra Numància, Sant Antoni de Calonge, Baix Empordà	Built area:	107 m^2
Useful area:	83 m^2	Condition:	
Rooms:	3	Bathrooms:	2 bathrooms
Terrace:	Yes	Swimming pool:	Yes
Lift:	Yes		