



EXCLUSIVE APIALIA COSTA BRAVA.

Apartment for sale in Palamós, in the prestigious and family-friendly area of Es Monestri, next to the beach. This home with rustic charm is located in a quiet community with few neighbors and an elevator. It features two double bedrooms with fitted wardrobes and a large bathroom. Independent kitchen with a laundry area. Spacious living-dining room with a fireplace and direct access to a sunny terrace of about 16-17 sqm, ideal for enjoying the great climate of the Costa Brava. The community includes a common area for parking. A practical and cozy property in one of the most highly valued areas of Palamós.

Property condition: Good

Net floor area: 80 m²

Built area: 115 m²

Energy Efficiency Certificate (EPC):

Consumption: E 127 kWh/sqm per year

Emissions: E 24 kg CO₂/sqm per year

EPC Registration number: 4N64WBNYW

Price: **425.000 €**

Occupancy Certificate: CHG00155226001

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.

Location: Es Monestrí area. 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 Cerdanya, Sant Antoni de Calonge, Baix Empordà	Built area:	115 m ²
Useful area:	80 m ²	Occup. cert.:	CHG00155226001
Condition:		Rooms:	2
Bathrooms:	2 bathrooms		