



## Ground floor with large central garden.- Sant Feliu de Guíxols

### EXCLUSIVE APIALIA COSTA BRAVA

This exceptional apartment is located in the historic heart of Sant Feliu de Guíxols, right next to the emblematic Monastery and just 50 meters from the beach. The property stands out for a rare combination in urban centers: spacious outdoor areas paired with an absolutely privileged location.

Situated on the ground floor, the home features a generous covered terrace that serves as a year-round extension of the living space. This area offers direct access to a magnificent communal garden, providing remarkable privacy and the pleasant feeling of living in a detached property, sheltered from the outside world.

The interior design focuses on comfort and natural light. The social area consists of a very bright living room with large windows and an open-concept kitchen with a breakfast bar, creating a modern and seamless atmosphere. The sleeping area

Price: **385.000 €**

comprises three well-sized bedrooms and two full bathrooms, all with balanced proportions to ensure maximum comfort.

The property is equipped with heating and features a barbecue area, ideal for private leisure. Despite its central location, peace and quiet are guaranteed as the building is situated on a cul-de-sac, offering a silent environment without sacrificing proximity to all essential services. The building also includes an elevator for added convenience.

As a strategic advantage, the property holds a valid tourist license, representing a unique opportunity for both personal enjoyment and investors seeking high yields in one of the most sought-after areas of the Costa Brava.

Property status: NEEDS RENOVATION

Living area: 85 m<sup>2</sup> | Built area: 138 m<sup>2</sup>

Energy Efficiency Certificate (CEE): G (Consumption: 241 kWh/m<sup>2</sup> year | Emissions: F 50 kg CO<sub>2</sub>/m<sup>2</sup> year)

CEE Registration Number: 3N9WY2WXP | Habitancy Certificate: CHG0204012001

API Number: 881 | AICAT Registration Number: 12800 Costa Brava Realty S.L.

Legal status: Located in a stressed housing zone. Large Property Owner status: No.

Not included in the price: Property Transfer Tax (ITP), notary and registry fees.

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:	138 m <sup>2</sup>
Useful area:	85 m <sup>2</sup>	Occup. cert.:	CHG0204012001
Condition:	To Restore	Rooms:	3
Bathrooms:	2 bathrooms	Terrace:	Yes
Lift:	Yes		