



**Bright apartment in a very quiet area of Platja d'Aro, just 5 minutes from the beach**

#### EXCLUSIVE APIALA COSTA BRAVA

The property has an area of 75 m<sup>2</sup> and stands out for its abundant natural light. It features a spacious and bright living-dining room with access to a large balcony overlooking green areas; the balcony is currently enclosed with exterior glazing, but it can easily be reopened. The kitchen is large and functional, including a separate laundry room. The apartment offers three bedrooms (two of which are very generously sized) and a full bathroom.

It includes a parking space within the building complex, providing comfort and security. Located facing a park in a very pleasant environment, it is within walking distance of large supermarkets and all necessary amenities. A perfect opportunity to enjoy peace and quiet without sacrificing proximity to the sea and the center of Platja d'Aro.

**Price: 238.000 €**

Property condition: Good

Net floor area: 63 m<sup>2</sup>

Built area: 74 m<sup>2</sup>

Occupancy Certificate: CHG00287426001

Energy Certificate: M1RVKS8PH

Consumption: E 175 kWh/sqm per year

Emissions: E 33 kg CO<sub>2</sub>/sqm per year

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: Taxes (according to current regulations), notary, registry, and management fees.

Fees: Real estate commissions are included in the sale price.

Transaction:	Sale	Category:	Apartment
Situation:	Calle Roger de Llúria, Platja d'Aro, Baix Empordà	Built area:	75 m <sup>2</sup>
Useful area:	63 m <sup>2</sup>	Occup. cert.:	CHG00287426001
Condition:		Rooms:	3
Bathrooms:	1 bathroom	Parking:	Yes