



EXCLUSIVE APIALIA COSTA BRAVA. Spacious apartment for sale in Palamós, located right in the center, with all services at street level and just a few minutes from the sea.

The property is situated in a building with an elevator and stands out for its great layout and spaciousness. It features an entrance hall, a bright living-dining room with access to a terrace, a large independent kitchen with a laundry area, four double bedrooms, a full bathroom, and a guest toilet.

The apartment needs renovation, offering many possibilities to tailor it to your taste and turn it into a great permanent residence or an excellent investment in one of the most sought-after areas of the Costa Brava. Notary fees, registry fees, and applicable taxes (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price.

Property condition: To renovate

Net floor area: 85.7 m²

Built area: 110 m²

Price: **325.000 €**

Energy Efficiency Certificate (EPC):

Consumption: E 161 kWh/sqm per year

Emissions: E 33 kg CO₂/sqm per year

EPC Registration number: HFB6FX7CB

Occupancy Certificate: CHG00317326001

API Number: 881

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

Location: Center 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:	Calle Sant Antoni, Palamós, Baix Empordà	Built area:	110 m ²
Useful area:	85 m ²	Occup. cert.:	CHG00317326001
Condition:		Rooms:	4
Bathrooms:	2 bathrooms	Lift:	Yes