



EXCLUSIVE APIALIA COSTA BRAVA. Beachfront apartment in Platja d'Aro, with a tourist license and southeast orientation, ideal for enjoying the sun and the views.

Direct access to the beach from the community's own gardens. The property is fully renovated and distributed over two floors. It features a fully equipped kitchen open to the living-dining room, with a large window that opens completely to the outside with sea views. On the upper floor, there are two double bedrooms, a full bathroom, and a toilet.

It also includes an outdoor parking space within the community and year-round concierge service. Building with an elevator. An excellent option for both investment and enjoying the Costa Brava. Come and visit!

Property condition: Excellent  
Net floor area: 59.92 m<sup>2</sup>  
Built area: 81 m<sup>2</sup>  
Year of construction: 1976  
Energy Efficiency Certificate (EPC):

Price: **320.000 €**

Consumption: E 178 kWh/sqm per year

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

EPC Registration number: XG0V5DP9Q

Occupancy Certificate: CHG00345019001

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: 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 sa Pubiatina, Platja d'Aro, Baix Empordà | Built area:   | 81 m <sup>2</sup> |
| Useful area: | 59 m <sup>2</sup>                              | Occup. cert.: | CHG00345019001    |
| Condition:   |  | Rooms:        | 2                 |
| Bathrooms:   | 1 bathroom                                     | Parking:      | Yes               |
| Lift:        | Yes  |               |                   |