



Imatge generada amb IA

## Bright apartment with two balconies and double orientation in Calonge

EXCLUSIVE APIALIA COSTA BRAVA. 95 m<sup>2</sup> apartment with double orientation and two balconies in Calonge.

Spacious and bright 95 m<sup>2</sup> (built) apartment featuring a functional layout and cross-ventilation. Upon entry, a hallway leads to an independent kitchen with access to an enclosed sunroom-style balcony, ideal as a utility and laundry area with plenty of natural light.

The living-dining room is airy and sun-drenched, offering direct access to a second balcony—perfect for a table and chairs to enjoy the Mediterranean lifestyle.

Sleeping area layout:

4 Bedrooms: 3 doubles and 1 single (two of them share access to a balcony).

Price: **198.000 €**

Bathrooms: 1 full bathroom and 1 guest toilet.

The property stands out for its double orientation, ensuring natural light throughout the day. Located on the second floor of a building without an elevator. An ideal home for families or as a high-potential investment on the Costa Brava.

Property condition: Good condition

Net floor area: 95 m<sup>2</sup>

Built area: 104 m<sup>2</sup>

Occupancy Certificate: CHG01182416001

Energy Certificate: 54D9P95LP

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 and rates), notary, registry, and management fees.

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

Transaction:	Sale	Category:	Apartment
Situation:	Calle de la Sala, Calonge, Baix Empordà	Built area:	98 m <sup>2</sup>
Useful area:	95 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	2 bathrooms	Washing machine:	Yes