



**Space, light and location: everything you are looking for.**

Exclusive APIALIA COSTA BRAVA product

Magnificent terraced house located in Castell d'Aro, in the heart of the Costa Brava. The property has 180m<sup>2</sup> built, distributed over three floors, offering spaciousness, comfort, and an excellent layout.

Ground floor:

We find a garage with capacity for two cars, a guest toilet with a shower, a laundry room, and access to a pleasant interior terrace, ideal as a relaxation space or private outdoor area.

First floor:

It has a bright living room with access to a balcony, a large kitchen-dining room perfect for daily life and family gatherings, and a full bathroom.

Second floor:

**Price: 420.000 €**

The sleeping area is located here, consisting of four bedrooms, two of them with access to a balcony, and a full bathroom.

An ideal home both as a permanent residence or a second home, in a quiet and well-connected location, close to all services and the best beaches on the Costa Brava.

Property condition: good.

Useful area: 71 m<sup>2</sup>.

Built area: 82 m<sup>2</sup>.

Year of construction: 2005.

Energy Efficiency Certificate (EPC):

Consumption: G-254X kWh/m<sup>2</sup> year.

Emissions: g-43 kg CO<sub>2</sub>/m<sup>2</sup> year.

Registration number: 3QWW47YD7.

Certificate of occupancy: CHG00981522000.

Located in a stressed housing zone.

Not included in the price: ITP (current rate in Catalonia), notary and registry fees according to official tariff.

Fees: real estate management fees are included in the sale price.

Owner: not a large-scale property holder.

API Number: 881

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

Transaction:	Sale	Category:	Townhouse
Situation:	Calle Industrials, Castell- Platja d'Aro, Baix Empordà	Built area:	180 m <sup>2</sup>
Useful area:	101 m <sup>2</sup>	Occup. cert.:	CHG00476723021
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Plot:	470 m <sup>2</sup>	Furnished:	Yes