ref. CA-CAST16-A



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 180m2 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: **398.000 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

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 m².
Built area: 82 m².
Year of construction: 2005.
Energy Efficiency Certificate (EPC):
Consumption: G-254X kWh/m² year.
Emissions: g-43 kg CO2/m² 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^2
Useful area:	101 m^2	Condition:	
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Plot:	470 m^2
Furnished:	Yes		