



**5 min walk to the beach! Bright apartment with terrace & parking.**

EXCLUSIVE APIALIA COSTA BRAVA.

Magnificent apartment full of natural light, just a 5-minute walk from Sant Antoni beach. The property features 61 m<sup>2</sup> with an excellent layout that makes use of every corner.

The living area features a spacious living-dining room with direct access to a sunny terrace-balcony, the perfect space to enjoy the outdoors or create your own relaxation spot. The kitchen is independent and has a practical covered utility room.

The sleeping area consists of two bedrooms, one of which is an en-suite with a private bathroom, plus a second full bathroom for the rest of the home.

This is a first-floor apartment (no elevator) that stands out for including an outdoor

**Price: 262.000 €**

parking space in the price, a key and highly sought-after feature in the area. Strategically located, just steps away from supermarkets, the bike path, and the iconic Sant Antoni promenade.

An ideal opportunity for investment or as a primary or secondary residence.

Property condition: Very good

Net floor area: 54.4 m<sup>2</sup>

Built area: 61 m<sup>2</sup>

Occupancy Certificate: CHG00328324001

Energy Certificate: 5FS8H369P

API Number: 881

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

Location: Located in a stressed market zone.

Not included in the price: Taxes (according to current regulations and rates), notary, registry, and management fees.

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

Transaction:	Sale	Category:	Apartment
Situation:	Avenida Torre Valentina, Sant Antoni de Calonge, Baix Empordà	Built area:	61 m <sup>2</sup>
Useful area:	54 m <sup>2</sup>	Occup. cert.:	CHG00328324001
Condition:		Rooms:	2
Bathrooms:	2 bathrooms	Parking:	Yes