



## Bright ground floor apartment ready to move in.- Sant Feliu de Guíxols

EXCLUSIVE APIALIA COSTA BRAVA. Bright apartment located on the ground floor of the building, move-in ready and designed to offer comfort and functionality for everyday life.

Upon entering the property, we find a practical hallway that organizes the interior layout and leads to a spacious living-dining room, a cozy and well-utilized space that connects seamlessly with the kitchen. The sleeping area consists of two bedrooms, one of which is a suite with an en-suite bathroom. The second bedroom is versatile and can easily be adapted as a bedroom or office. The property also features a second full bathroom.

Its excellent location provides easy access to supermarkets, schools, transport, and all kinds of services, making it an ideal choice for either a permanent residence or a holiday home on the Costa Brava.

Price: **245.000 €**

Property condition: very good condition

Net Area: 105 m<sup>2</sup>

Built Area: 55.83 m<sup>2</sup>

Energy Efficiency Certificate (CEE): 8DVQWH4H5

Consumption: E 162 kWh/m<sup>2</sup> year

Emissions: E 27 kg CO<sub>2</sub>/m<sup>2</sup> year

CEE Registration Number: 8DVQWH4H5

Occupancy Certificate: CHG01254325001

API Number: 881

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

Located in a stressed housing market zone. Large property owner status: No.

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

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

Transaction:	Sale	Category:	Apartment
Situation:	Calle de Cabanyes, Sant Feliu de Guíxols, Baix Empordà	Built area:	67 m <sup>2</sup>
Useful area:	55 m <sup>2</sup>	Occup. cert.:	CHG01254325001
Condition:		Rooms:	2
Bathrooms:	2 bathrooms	Lift:	Yes