



EXCLUSIVE APIALIA COSTA BRAVA. We present this cozy ground-floor apartment, perfect for both holiday enjoyment and year-round living in one of the most sought-after areas of the Costa Brava.

The property features two double bedrooms: a master bedroom with a double bed and a second bedroom with a bunk bed, both with direct access to the garden, providing comfort and brightness. One full bathroom with a bathtub.

An open-plan American kitchen connected to the spacious living-dining room, very bright and with direct access to the terrace and private garden.

The communal area is very spacious and features two swimming pools, one for children and one for adults.

There is also a parking space with access to the apartment and a storage room.

An excellent opportunity for those seeking tranquility, comfort, and a privileged location in the center of S'Agaró.

Price: **465.000 €**

Property condition: good

Net Area: 66.25 m²

Built Area: 80 m²

Energy Efficiency Certificate (CEE):

Consumption: E 161 kWh/m² year

Emissions: E 27 kg CO₂/m² year

CEE Registration Number: 4MGFB3C3H

Habitation Certificate: CHG00418426001

API Number: 881

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

Located in a rent-controlled (tensioned) zone.

Not included in the price: ITP (transfer tax at the current rate in Catalonia), notary, and registration fees according to the tariff.

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

Transaction:	Sale	Category:	Apartment
Situation:	Avenida de Platja d'Aro, S'Agaró, Baix Empordà	Built area:	80 m ²
Useful area:	66 m ²	Occup. cert.:	CHG00418426001
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Swimming pool:	Yes	Furnished:	Yes