



EXCLUSIVE APIALIA COSTA BRAVA. Renovated ground floor apartment with private garden, communal pool, and parking in Platja d'Aro.

Incredible 86 m² ground floor apartment, fully renovated with top-quality finishes and tastefully designed. Located in a well-maintained community with a pool and communal garden, including a parking space within the complex.

The property features two bedrooms and a full bathroom. It stands out for its bright living-dining room with parquet flooring and a fireplace, perfect for the winter months. Large windows from the dining area connect to a spacious covered terrace, which leads to a private garden with distant sea views.

The terrace also connects to a large, fully equipped, designer independent kitchen. The property is equipped with a hot/cold air pump for optimal year-round comfort.

Located just a few minutes from the beaches of Platja d'Aro and S'Agaró, this is an excellent opportunity for a primary residence, a holiday home, or an investment in the Costa Brava.

Price: **425.000 €**

ADDITIONAL INFORMATION:

Property status: refurbished

Net Internal Area: 61 m²

Gross Built Area: 86 m²

Energy Performance Certificate (EPC):

Consumption: E 158 kWh/m² year

Emissions: E 26 kg CO₂/m² year

EPC Registration Number: DQX8D5PXD

Certificate of Occupancy: CHG00611526001

API Number: 881

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

Located in a rent-controlled area. Large property holder status.

Not included in the price: Property Transfer Tax (ITP, current rate in Catalonia), notary and registration fees according to tariff.

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

Transaction:	Sale	Category:	Apartment
Situation:	Calle Puig del Molí, S'Agaró, Baix Empordà	Built area:	86 m ²
Useful area:	61 m ²	Occup. cert.:	CHG00611526001
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Swimming pool:	Yes		