ref. FS2535



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 €**

**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

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.

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

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