



EXCLUSIVA APIALIA COSTA BRAVA

Charming duplex apartment just two minutes from the beach in S'Agaró

Charming duplex apartment located just a two-minute walk from S'Agaró beach, right in front of the beautiful Cala Maset, in one of the most exclusive areas of the Costa Brava. The property is functionally distributed over two floors. On the ground floor, there is a spacious and bright living-dining room structured on two levels, an architectural detail that brings spaciousness and character to the space. From the living room, you have direct access to a pleasant terrace, also designed on two levels, which features a small garden area ideal for relaxing or enjoying moments outdoors. This floor is completed by an independent kitchen, a double bedroom, and a practical bathroom with a shower tray.

The main sleeping area is located on the first floor, comprising a double bedroom with a built-in wardrobe and access to a private terrace with pleasant, unobstructed views, as well as a single bedroom that also has a built-in wardrobe and a full bathroom equipped with a bathtub. For added convenience and

Price: **495.000 €**

practicality, the property includes a parking space for one car within the same community. In short, this is an excellent opportunity either as a second home, a secure investment, or to enjoy a property in the exclusive surroundings of S'Agaró, just a few steps from the sea.

Technical Sheet:

Property status: To renovate

Net Area: 68 m²

Built Area: 81 m²

Energy Efficiency Certificate (CEE): Available

Energy Consumption: F 239 kWh/m² year

Emissions: F 50 kg CO₂/m² year

EEC Registration Number: J1XCL8Z2P

Certificate of Occupancy (Cédula): CHG00552625001

API Number: 881-GI

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

Located in a rent-regulated zone: Yes

Large property owner status: NO

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

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

Transaction:	Sale	Category:	Apartment
Situation:	Carretera de Sant Pol, Sant Feliu de Guíxols, Baix Empordà	Built area:	81 m ²
Useful area:	68 m ²	Occup. cert.:	CHG00552625001
Condition:	To Restore	Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes