



Exclusive by APIALIA COSTA BRAVA!

Magnificent ground floor apartment with a large private garden in Sant Antoni de Calonge

This exclusive, recently built ground floor apartment offers a perfect blend of comfort, elegance, and an extraordinary outdoor space designed to enjoy the Mediterranean climate and lifestyle all year round.

The property's main highlight is its spectacular 128 m² private garden, a true oasis of tranquility features artificial grass, ideal for relaxing outdoors, sharing special moments, or enjoying pleasant evenings in complete privacy.

The bright living-dining room with an open-plan designer kitchen leads directly to the large terrace and garden, as does the master suite, creating a seamless and harmonious flow between the indoor and outdoor living areas.

The property stands out for its comfortable, functional, and very bright layout. It

Price: **415.000 €**

features two double bedrooms with built-in wardrobes, including an elegant master suite, and two modern bathrooms with shower trays. The entire property boasts contemporary high-quality finishes, full accessibility, and a highly efficient arothermal air conditioning and heating system that guarantees maximum comfort at any time of the year.

Located in a very quiet and well-maintained community with a beautiful communal pool, the property also includes a spacious parking space.

Its location is unbeatable, making it ideal as either a primary residence or a holiday home on the Costa Brava, as it allows walking access to all amenities, supermarkets, restaurants, and the beach, which is just a five-minute walk away.

A unique opportunity to live by the sea with all amenities, in a privileged setting and with a magnificent private outdoor space.

--PROPERTY DETAILS--

Property condition: good (Semi-new, built in 2022)

Net internal area (Útil): 57 m²

Built area: 197 m²

Energy Efficiency Certificate (CEE):

Consumption: B 39 kWh/m² year

Emissions: B 6 kg CO₂/m² year

CEE Registration Number: 6DHJCC9Q9

Occupancy Certificate (Cédula de Habitabilitat): Available / In process (exact number to be provided)

API Number: 881

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

Located in a stressed housing market area. Large property owner status.

Not included in the price: ITP (property transfer tax at the current rate in Catalonia), notary and registry fees according to official tariffs.

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

Transaction:	Sale	Category:	Apartment
Situation:	Xarxet, Sant Antoni de Calonge, Baix Empordà	Built area:	189 m ²
Useful area:	67 m ²	Occup. cert.:	CHG01125322011
Condition:		Rooms:	2
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes
Lift:	Yes		