



## Spacious family apartment with parking just steps from the beach in Sant Antoni de Calonge

Fantastic opportunity in Sant Antoni de Calonge, Girona. For sale: this magnificent apartment in an unbeatable downtown location, featuring a fantastic east-facing orientation that fills every room with natural light. The property is located on the second floor of a building with an elevator and stands out for its excellent condition, completely ready to move into. With a total of 108 built sqm, it offers a very complete and functional layout that includes a spacious living-dining room, an independent kitchen, two double bedrooms ideal for rest, a single bedroom perfect for an office or children's room, and two full bathrooms.

Designed to provide maximum day-to-day comfort, the apartment is equipped with natural gas heating and includes a parking space in a covered garage within the same building. Its strategic location is perfect for families or as a second home, as it is just a short walk from the beach, with two major supermarkets right next door, schools nearby, and a brand-new playground right in front. An immaculate, comfortable home surrounded by all necessary amenities in the heart of the Costa

Price: **429.000 €**

Brava.

Technical Sheet:

Property status: Very good condition

Net Area: 89 m<sup>2</sup>

Built Area: 108 m<sup>2</sup>

Energy Efficiency Certificate (CEE): Available

Energy Consumption: 160 kWh/m<sup>2</sup> year

Emissions: 33 kg CO<sub>2</sub>/m<sup>2</sup> year

EEC Registration Number: 7M891P036

Certificate of Occupancy (Cédula): CHG00688026001

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.

API Number: 881-GI

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

Transaction:	Sale	Category:	Apartment
Situation:	Llascadors, Sant Antoni de Calonge, Baix Empordà	Built area:	108 m <sup>2</sup>
Useful area:	89 m <sup>2</sup>	Occup. cert.:	CHG00688026001
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Lift:	Yes