



**tourist rental licence Apartment Modern and bright in
Platja d Aro, Costa Brava**

EXCLUSIVE APIALIA

Discover this elegant apartment in Platja d Aro, located on the seafront in the Costa Brava, just 50 meters from Platja Gran beach, with a valid tourist rental licence.

This modern, fully equipped property stands out for its excellent layout and natural light, offering an ideal space as a primary residence, holiday home, or investment. It also benefits from a valid tourist license, allowing for high rental returns through short-term holiday lets.

Price: **525.000 €**

Layout:

The property features a master bedroom with en-suite bathroom and a double bed, as well as a second bedroom with two single beds, plus a fully equipped bathroom.

The spacious and functional kitchen comes fully fitted with high-quality appliances, including an oven, microwave, dishwasher, coffee maker, toaster, kettle, washing machine, and dryer. The kitchen opens onto a modern, minimalist living-dining area. The apartment is equipped with air conditioning and heating in all rooms.

One of the main highlights of the property is its large terrace with sea views, perfect for enjoying outdoor living all year round.

The building offers a communal area with a swimming pool, located just in front of the apartment, ideal for relaxing in a peaceful environment.

Optional: covered parking space with storage room in the same building for €35,000.

Property condition: good. Usable area: 71 sqm. Built area: 82 sqm. Year of construction: 2005. Energy Performance Certificate (EPC): Consumption: G-254 kWh/sqm per year. Emissions: G-43 kg CO /sqm per year. Registration number: 3QWW47YD7. Certificate of occupancy: CHG00981522000. Located in a regulated (high-demand) area. Not included in the price: Property Transfer Tax (ITP, applicable rate in Catalonia), notary and land registry fees according to official tariffs. Agency fees: included in the sale price. Owner: not a large property holder.

Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Apartment
Situation:	Avenida Reina Fabiola, Platja d'Aro, Baix Empordà	Built area:	102 m ²
Useful area:	71 m ²	Occup. cert.:	
Condition:		Rooms:	2
Bathrooms:	2 bathrooms	Terrace:	Yes
Swimming pool:	Yes	Lift:	Yes