



Modern and bright flat with touristic licence in Platja d'Aro, Costa Brava

EXCLUSIVE APICALIA COSTA BRAVA. Enjoy a perfect stay in this modern and fully equipped apartment, located in Platja d'Aro, one of the most charming destinations on the Costa Brava.

Just 50 meters from the Platja Gran beach, the Nereides Apartment offers all the amenities for an unforgettable holiday.

Layout:

Master bedroom: en-suite with a double bed.

Second bedroom: two single beds.

Fully equipped bathroom.

The kitchen is spacious and modern, equipped with an oven, microwave, dishwasher, coffee maker, toaster, kettle, washing machine and dryer. From the kitchen, you can access the minimalist-style living-dining room, with

Price: **525.000 €**

Smart TV, WiFi and air conditioning and heating in all rooms.

The terrace is spacious and offers sea views, with a table and chairs ideal for enjoying breakfast or a quiet dinner outdoors.

The communal area features a swimming pool located right in front of the apartment, perfect for relaxing and sunbathing.

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

Property condition: good.

Net floor area: 71 m².

Gross floor area: 82 m².

Year of construction: 2005.

Energy Performance Certificate (EPC):

Consumption: G-254X kWh/m² year.

Emissions: g-43 kg CO₂/m² year.

Registration number: 3QWW47YD7.

Certificate of Occupancy: CHG00981522000.

Located in a rent-controlled zone.

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

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

Owner: non-large property holder.

API Number: 881

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

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