



## Apartment with terrace, elevator, and parking.

EXCLUSIVE APIALIA COSTA BRAVA. Apartment with terrace, elevator, and parking.

We have this large, bright, south-facing, renovated apartment.

Located near the beaches of Calella de Palafrugell and Llafranc.

Spacious living-dining room with access to a terrace offering unobstructed views, four bedrooms, two bathrooms with showers, a fully equipped and renovated kitchen, laundry room, natural gas heating, and aluminum windows. Painted and decorated with quality materials, it is ideal for a couple looking to get married and create their own home, as well as for a large family as a primary residence or second home.

Includes a parking space for a large car in the same building. Access is via the elevator to the ground floor, where doors connect to the communal parking area.

Price: **220.000 €**

**BASIC FEATURES:**

- Pre-owned: In good condition
  - Area: Carrer Ample
  - Usable Area: 82m<sup>2</sup>
  - Land Area: Built area: 97 m
  - Bedrooms: 4 - Bathrooms: 2
  - Elevator: Yes
  - Terrace: Yes - Parking: Yes
  - Certificate of occupancy: CHG00201818001
  - Energy certificate: PBJN38K8B
  - Consumption: 118 kWh/m per year. Emissions: 24 kg CO<sub>2</sub>/m
  - High-demand area: Yes - Property Transfer Tax: Current rate
  - Large landlord: No
  - Cadastral reference: 3501118EG1430S0244BK
- Notary and registration fees according to applicable rates not included
- Real estate management fees are included in the sale price. Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Apartment
Situation:	Calle Ample, Palafrugell, Baix Empordà	Built area:	97 m <sup>2</sup>
Useful area:	82 m <sup>2</sup>	Occup. cert.:	CHG00201818001
Condition:		Rooms:	4
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Lift:	Yes