ref. SG-01079



EXCLUSIVE APIALIA COSTA BRAVA. Cozy apartment in Calonge with a communal pool, spacious terrace, and parking space. Located in a building with an elevator, this bright apartment is in excellent condition and offers a comfortable living-dining room with an open-plan kitchen, two bedrooms, a full bathroom, and a pleasant 11 m² terrace overlooking the communal area.

The property is equipped with air conditioning and automatic blinds, as well as ceiling fans in all rooms, providing greater comfort year-round. It also includes a parking space and a private storage room.

Located in a quiet area of ??Calonge, with a communal pool and just 10 minutes from some of the best beaches on the Costa Brava, this is an excellent opportunity as a permanent residence, a second home, or an investment.

Property condition: very good
Usable Area: 47 m²
Built Area: 70 m²
Energy Performance Certificate (EPC):

Price: **235.000 €**

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17251 Calonge
Girona, Espanya

Consumption: E 170 kWh/m² year
Emissions: E 28 kg CO2/m² year
EPC Registration Number: 5DT532W4P
Occupancy Certificate: CHG00913418001
Located in a high-demand area.
Large landlord status: no.
Not included in the price: Property Transfer Tax (IPP) (current rate in Catalonia), notary and registration fees according to the tariff.
Fees: Real estate management fees are included in the sale price.
API Number: 881
AICAT Registration Number: 12800 Costa Brava Realty S.L.

Transaction:	Sale	Category:	Apartment
Situation:	Calle Josep Tarradellas, Calonge, Baix Empordà	Built area:	70 m^2
Useful area:	47 m^2	Condition:	Good condition
Rooms:	2	Bathrooms:	1 bathroom
Parking:	Yes	Lift:	Yes