ref. CA-PIN12



Exclusive Apialia Costa Brava.

Discover this cozy townhouse located in one of the residential areas of Platja d'Aro, in the heart of the Costa Brava. With sea views and a peaceful environment, this property is ideal as a primary residence, holiday home, or investment.

The property has 50 m built, functionally laid out to make the most of every space. It features 2 bedrooms, 1 full bathroom, and a bright living-dining area with an open kitchen, creating a comfortable and inviting atmosphere. It also includes a storage room, providing practical extra storage space.

It offers two large outdoor spaces from which to enjoy complete privacy and open views.

The property is equipped with air conditioning with heat pump (hot/cold), ensuring maximum comfort throughout the year.

Price: **318.000 €**

IMISA Costa Brava
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17251 Calonge
Girona, Espanya

Outside, you can enjoy a communal swimming pool, perfect for relaxing during the summer months.

Its prime location allows you to enjoy peace and quiet along with beautiful views of the Mediterranean, while being just minutes away from the beaches, the marina, shops, restaurants, and all the amenities that Platja d'Aro has to offer.

A unique opportunity to enjoy the Costa Brava lifestyle in a charming home with a privileged location.

Property condition: very good. Usable living area: 45 m2.
Built area: 50 m2.
Year of construction: 1975.
Energy Performance Certificate (EPC):

Consumption: F 305 kWh/m year.
Emissions: E -59 kg CO2/m year.
Registration number: 4J94DK6KR.

Located in a rent-controlled / stressed housing area. Not included in the price: Property Transfer Tax (ITP, current rate in Catalonia), notary and registry fees according to official tariffs. Agency fees: real estate management fees are included in the sale price. Owner: not a large property holder.

API number: 0881-GI, registration number: 12800

Transaction:	Sale	Category:	Townhouse
Situation:	Avenida Politur, Platja d'Aro, Baix Empordà	Built area:	50 m^2
Useful area:	45 m^2	Condition:	Perfect condition
Rooms:	2	Bathrooms:	1 bathroom
Utility room/area:	Yes	Swimming pool:	Yes