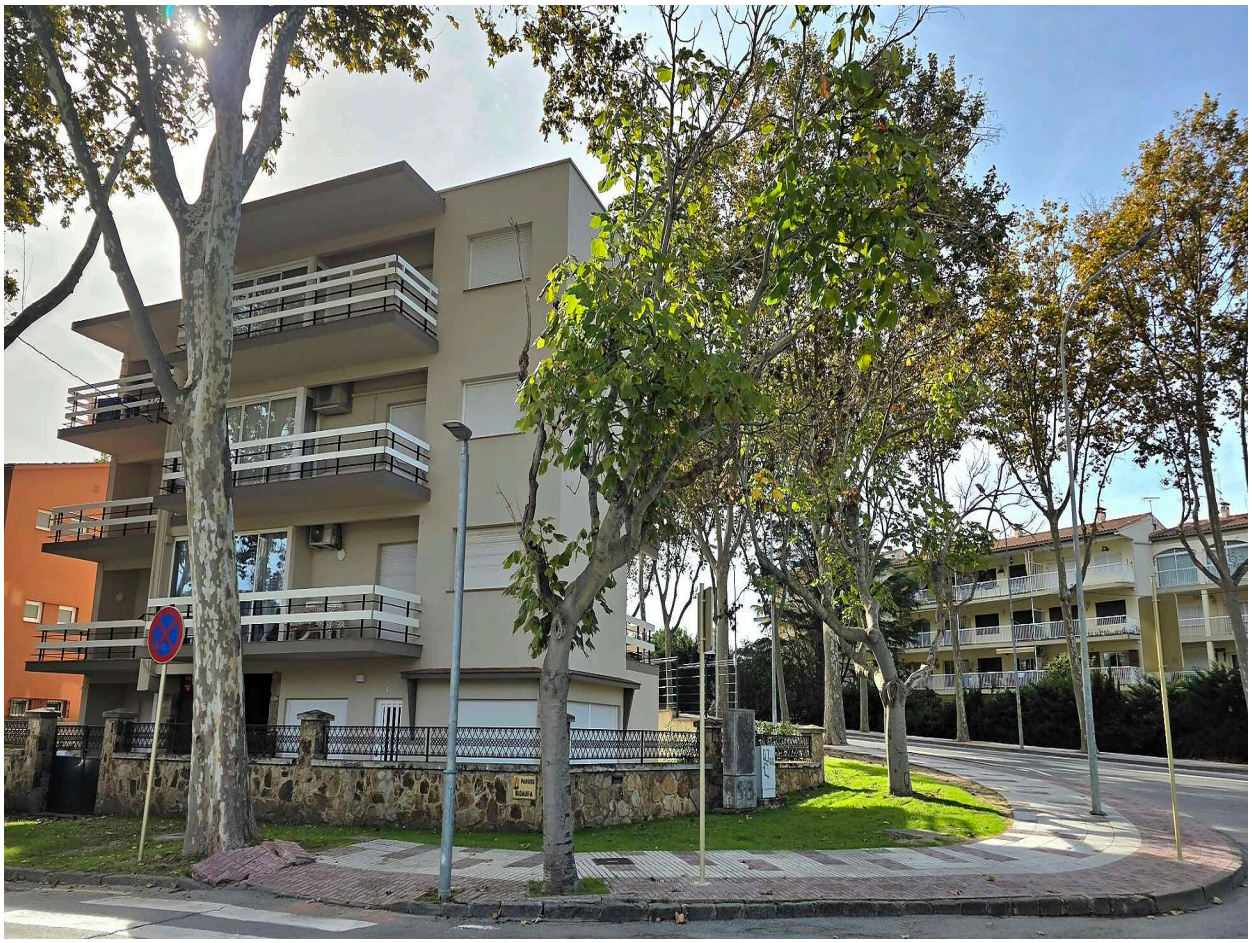
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Exclusiva APIALIA COSTA BRAVA.Apartment for sale located in the Ridaura area, just 600 meters from the town center, the beach, and Parc d'Aro. Situated next to "Parc dels Estanys", an ideal setting for long walks or cycling.

The property stands out for its practical layout: it features a living-dining room and an independent kitchen, with access to terraces offering pleasant views. Quiet building with few neighbors.

Property features
Location: Ridaura area (close to Parc dels Estanys, town center, and beach)
Bedrooms: 2 doubles (with built-in wardrobes)
Bathrooms: 1 full bathroom and 1 toilet
Kitchen: Independent (with access to terrace)
Outdoor spaces: 2 terraces (access from living room, bedroom, and kitchen)
Building: Building with few neighbors

Condition: To renovate
Certificate of occupancy: Yes

Price: **260.000 €**

IMISA Costa Brava
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17251 Calonge
Girona, Espanya

Large property holder: No
Tense housing market area: Yes
Energy Performance Certificate (EPC): B13VY56P8
Consumption: G (276 kWh/m² year)
Emissions: F (54 kg CO?/m² year)

Agency fees: Included in the sale price
Costs not included: ITP (property transfer tax at the current rate in Catalonia), notary and registry fees according to official tariffs

API No. 0881-GI | Registry No. 12800

Transaction:	Sale	Category:	Apartment
Situation:	Pasaje Ridaura, Platja d'Aro, Baix Empordà	Built area:	77 m^2
Useful area:	67 m^2	Condition:	To Restore
Rooms:	2	Bathrooms:	2 bathrooms