



## Apartment for sale in Platja d'Aro

Bright apartment in Platja d'Aro, Fanals area

### Exclusive Apialia Costa Brava

In the quiet Fanals area, just 5 minutes on foot from the center of Platja d'Aro where you can enjoy shops, restaurants and entertainment and only 7 minutes walking from the beach, we find this cozy and bright apartment ideal both as a permanent home or second residence.

The community offers a beautiful garden area with a swimming pool, perfect to relax and unwind, including an outdoor parking space in the price. The apartment is distributed as follows Living-dining room with fireplace and access to a pleasant southwest-facing terrace, ideal to enjoy the sun. Fully equipped kitchen and spacious laundry room, 1 double bedroom and 2 single bedrooms, bathroom. All rooms are exterior, providing natural light throughout the day, and it also has city gas heating. An apartment with a perfect location and everything needed to enjoy Platja d'Aro in a quiet and comfortable environment.

Location: Fanals

Price: **320.000 €**

Condition: good condition

Built area: 77m<sup>2</sup>

Usable area: 69m<sup>2</sup>

Energy Efficiency certificate reference: 5TTQQFRW7

Certificate of Occupancy reference: CHG01507925001

Applicable taxes not included in the sale price (ITP or IVA + AJD): Current rate

Notary and Land Registry fees not included in the sale price: According to official tariffs

AICAT Registration Number: 12007

API Number: 1154

Transaction:	Sale	Category:	Attic
Situation:	Calle Ponent, Platja d'Aro, Baix Empordà	Built area:	77 m <sup>2</sup>
Useful area:	69 m <sup>2</sup>	Occup. cert.:	
Condition:		Bedrooms:	3
Bathrooms:	1 bathroom	Parking:	Yes
Washing machine:	Yes	Swimming pool:	Yes
Furnished:	Yes		