



Apartment for sale in Calonge

Your coastal retreat: terrace, views, pool and plenty of light

Apialia Costa Brava exclusive.

Located on the third and top floor of a well-maintained exposed-brick building, this attractive apartment offers the perfect combination of comfort, brightness and tranquillity, in a highly sought-after residential area of Baix Empordà, just a few minutes from the beaches.

The property features two double bedrooms, both with built-in wardrobes, ideal as a main residence, holiday home or investment. It includes a full bathroom with bathtub and a spacious independent kitchen, functional and bright, with enough room to place a breakfast table.

The heart of the home is its fantastic living-dining room, spacious and very bright, with direct access to a pleasant terrace. From here you can enjoy open views, creating a great sense of space and allowing you to see the sea in the distance a real added value.

The apartment is equipped with natural gas heating, ensuring year-round comfort. It also includes a large parking space, with the major advantage of direct

Price: **259.000 €**

lift access from the parking area, adding everyday convenience.

The building belongs to a quiet, well-kept and friendly community, with communal gardens and swimming pool, perfect for enjoying the Mediterranean climate.

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 rates

Transaction:	Sale	Category:	Apartment
Situation:	Galceran de Requesens, Calonge, Baix Empordà	Built area:	81 m ²
Useful area:	70 m ²	Occup. cert.:	CHG01055020001
Condition:	Good condition	Bedrooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Lift:	Yes		