



## Apartment for sale in Sant Antoni de Calonge

With parking and communal pool

Just 100 meters from the beach, this bright second-floor apartment with elevator offers comfort and clear views.

It features an entrance hall, spacious living-dining room, and independent kitchen. The corner terrace of 16,80 m<sup>2</sup> enjoys views of the pool, perfect for relaxing or enjoying meals outdoors.

It has 3 bedrooms: a double suite with private bathroom, a double bedroom, and a single bedroom, plus a second full bathroom and a laundry room.

Includes a double parking space in the same building, ideal for families or anyone seeking convenience by the sea.

A unique opportunity to live near the beach with all amenities within reach.

Location: Sant Antoni center

Condition: Good condition

Built area: 90m<sup>2</sup>

Usable area: 72m<sup>2</sup>

Price: **440.000 €**

Energy Efficiency certificate: CDXSPSY93

Certificate of Occupancy reference: CHG00239026001

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:	Apartment
Situation:	Calle de Conrad Vilar, Sant Antoni de Calonge, Baix Empordà	Built area:	90 m <sup>2</sup>
Useful area:	72 m <sup>2</sup>	Occup. cert.:	
Condition:		Bedrooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	16 m <sup>2</sup>	Swimming pool:	Yes
Central heating:	Yes	Lift:	Yes
Furnished:	Yes		