



## Apartment for sale in St. Antoni de Calonge

Es Monestrí

### EXCLUSIVE APIALIA COSTA BRAVA

Apartment for sale in St. Antoni de Calonge, in the prestigious and family-friendly area of Es Monestrí, next to the beach. This charming rustic-style home is located in a quiet community with few neighbors and an elevator.

It features two double bedrooms with built-in wardrobes and a spacious bathroom. Separate kitchen with a laundry area. Large living-dining room with a fireplace and direct access to a sunny terrace of approximately 16–17 m<sup>2</sup>, ideal for enjoying the wonderful Costa Brava climate.

The community includes a shared parking area.

A practical and cozy property in one of the most valued areas of Sant Antoni de Calonge.

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

Price: **395.000 €**

Transaction:	Sale	Category:	Apartment
Situation:	Avenida Cerdanya, Sant Antoni de Calonge, Baix Empordà	Built area:	115 m <sup>2</sup>
Useful area:	80 m <sup>2</sup>	Occup. cert.:	CHG00155226001
Condition:	Good condition	Bedrooms:	2
Bathrooms:	2 bathrooms	Parking:	Yes
Utility room/area:	Yes		