



Imatge generada amb IA

Apartment for sale in Calonge

Very bright apartment with two balconies and dual orientation

Exclusive Apialia Costa Brava.

Spacious and bright 95 m² apartment, very well distributed. Upon entering, we find an entrance hall that leads to a separate kitchen with access to a closed terrace-style balcony with glass enclosure, ideal as a laundry area and filled with natural light.

From the entrance, we also access the living-dining room, spacious and very bright, with direct access to the same balcony, perfect for creating a seating area with a table and chairs to relax and enjoy the sun.

The property has 4 bedrooms, 3 of them double and one single. Two of the bedrooms have access to a shared balcony. It also has a full bathroom and a guest toilet.

The apartment has dual orientation, ensuring cross ventilation and natural light throughout the day, as the balconies face two different streets.

It is a second-floor apartment without an elevator.

An ideal home both for families and as an investment.

Price: **198.000 €**

Location: center

Condition: good condition

Built area: 104m²

Usable area: 95m²

Energy Efficiency certificate reference: 54D9P95LP

Certificate of Occupancy reference: CHG01182416001

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 la Sala, 28, Calonge, Baix Empordà	Built area:	104 m ²
Useful area:	95 m ²	Occup. cert.:	
Condition:		Bedrooms:	4
Bathrooms:	2 bathrooms	Washing machine:	Yes