



## Terrace house for sale in Platja d'Aro

Space, light and location: everything you're looking for.

Apialia Costa Brava exclusive

Magnificent terraced house located in Castell d'Aro, in the heart of the Costa Brava. The property has 180 m<sup>2</sup> built area, distributed over three floors, offering spaciousness, comfort, and an excellent layout.

Ground floor: There is a garage with capacity for two cars, a guest toilet with shower, laundry room, and access to a pleasant inner terrace, ideal as a relaxation space or private outdoor area.

First floor: It features a bright living room with access to a balcony, a spacious kitchen-dining area perfect for everyday living and family gatherings, and a full bathroom.

Second floor: This is the sleeping area, consisting of four bedrooms, two of them with access to a balcony, and a full bathroom.

An ideal home both as a primary residence or a second home, in a quiet and well-connected location, close to all services and the best beaches of the Costa Brava.

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

Price: **420.000 €**

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

|                  |  |               |                    |
|------------------|--|---------------|--------------------|
| Transaction:     | Sale   | Category:     | Serial house       |
| Situation:       | Industrias, Castell-Platja d'Aro, Baix Empordà | Built area:   | 180 m <sup>2</sup> |
| Useful area:     | 101 m <sup>2</sup>                             | Occup. cert.: | CHG00869616001     |
| Condition:       | Good condition                                 | Bedrooms:     | 4                  |
| Bathrooms:       | 3 bathrooms                                    | Parking:      | Yes                |
| Washing machine: | Yes  | Terrace:      | Yes                |
| Plot:            | 470 m <sup>2</sup>                             | Furnished:    | Yes                |