



## Apartment for sale in St. Antoni de Calonge

Magnificent ground-floor apartment with a large private garden

APIALIA COSTA BRAVA Presents to You!

Magnificent ground-floor apartment with a large private garden in Sant Antoni de Calonge

This exclusive recently built ground-floor apartment perfectly combines comfort, elegance and an exceptional outdoor space designed to enjoy the Mediterranean lifestyle all year round.

The true highlight of the property is its spectacular 128 m private garden, a genuine oasis of tranquillity featuring artificial grass, ideal for relaxing outdoors, sharing special moments or enjoying peaceful evenings in complete privacy.

The bright living and dining area with its stylish open-plan kitchen offers direct access to the spacious terrace and garden, which can also be accessed from the

Price: **415.000 €**

master suite, creating a seamless and harmonious connection between the indoor and outdoor living spaces.

The property stands out for its comfortable, functional and bright layout. It features two double bedrooms with built-in wardrobes, including an elegant master suite, and two modern bathrooms with walk-in showers. The entire apartment benefits from high-quality contemporary finishes, full accessibility and a highly efficient aerothermal climate control system that ensures maximum comfort throughout the year.

Located in a quiet and well-maintained residential community with a beautiful shared swimming pool, the property also includes a generous private parking space.

Its location is unbeatable, ideal both as a permanent residence and as a second home on the Costa Brava, with all services, supermarkets, restaurants and the beach just a five-minute walk away.

A unique opportunity to enjoy seaside living with every comfort, in a privileged setting and with an exceptional private outdoor space.

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:	Ground floor apartment
Situation:	passatge xarxet, Sant Antoni de Calonge, Baix Empordà	Built area:	67 m <sup>2</sup>
Useful area:	62 m <sup>2</sup>	Occup. cert.:	CHG01125322011
Condition:	Perfect condition	Bedrooms:	2
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Air conditioning:	Yes
Lift:	Yes		