



## Apartment for sale in St. Antoni de Calonge

Charming duplex just 500 meters from the beach

Duplex apartment of 130 m built (89 m usable space) in a building with an elevator, constructed in 2007, located in a quiet area of Sant Antoni de Calonge, close to schools and all amenities, and just 500 meters from the beach. The property comprises 3 bedrooms, including 1 en suite bedroom, 2 bathrooms both with walk-in showers, a separate kitchen and living room, both with access to a terrace and open mountain views, plus an upper floor with a multipurpose room and access to a solarium. Equipped with low-consumption electric heating, the property is located in a complex with a garden, communal area, and swimming pool.

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: **375.000 €**

Transaction:	Sale	Category:	Duplex
Situation:	Calle de la Gavina, Sant Antoni de Calonge, Baix Empordà	Built area:	130 m <sup>2</sup>
Useful area:	89 m <sup>2</sup>	Occup. cert.:	CHG00378716001
Condition:	Perfect condition	Bedrooms:	3
Bathrooms:	2 bathrooms	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Lift:	Yes		