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ref. 245



Apartment for sale in Platja d'Aro

600 metres from the town centre, the beach, and the Parc d'Aro area

Exclusive to APIALIA COSTA BRAVA. Apartment for sale, located 600 meters from the town center, the beach, and the Parc d'Aro area. Situated in the Ridaura zone, it is close to "Parc dels Estanys"—an ideal spot for long walks or cycling. The property features a well-planned layout, including a living-dining room with access to a spacious terrace, and two double bedrooms with built-in wardrobes. There is a separate kitchen with access to an additional terrace, as well as a full bathroom and a separate toilet. Both the living room and one of the bedrooms offer direct access to a large terrace, perfect for enjoying pleasant views. The building has very few neighbors. Property condition: In need of renovation. Energy Efficiency Certificate (CEE): Consumption: G 276 kWh/m²/year; Emissions: F 54 kg CO2/m²/year. Registration number: B13VY56P8. Certificate of habitability: Yes. Classified as a "large-scale property holder" (gran tenedor): No. Located in a "stressed" (high-demand/rent-controlled) housing zone: Yes. Not included in the price: Property Transfer Tax (ITP — at the rate currently in effect in Catalonia), and notary and land registry fees. Real estate agency fees:

Price: **260.000 €**

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www.immoserveis.com

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Included in the sale price.

Transaction:	Sale	Category:	Apartment
Situation:	Pasaje Ridaura, Platja d'Aro, Baix Empordà	Built area:	77 m^2
Useful area:	67 m^2	Condition:	To Restore
Bedrooms:	2	Bathrooms:	2 bathrooms
Terrace:	Yes		

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