GiScom Real Estate

apialia Costa Brava

ref. **245**



Apartment with Large Terrace Near the Beach and Town Centre — 260.000 €

EXCLUSIVE APIALIA COSTA BRAVA.
Apartment for sale located just 600 metres from the town centre, the beach and the Parc d'Aro area, in the Ridaura neighbourhood.
The property is situated close to Parc dels Estanys, an ideal spot for enjoying long walks or cycling.
The apartment has a well-designed layout, featuring a living-dining room with access to a spacious terrace, two double bedrooms with fitted wardrobes, an independent kitchen with access to a second terrace, one bathroom and an additional guest toilet.
Both the living-dining room and one of the bedrooms have direct access to the large terrace, an ideal place to relax and enjoy the pleasant views.
The apartment is located on the second floor , with no lift and only a few neighbours.
Condition of the property: Requires renovation.
Energy Performance Certificate (EPC):
•Energy consumption: G – 276 kWh/m² per year.
•CO? emissions: F – 54 kg CO?/m² per year.
•Registration number: B13VY56P8.
Occupancy certificate: Available (yes).
Large property owner: No.
Rent-controlled area: Yes. The property is located in a designated rent-controlled area.
Not included in the sale price: Property Transfer Tax (ITP, at the applicable rate in Catalonia), notary and land registry fees according to official tariffs.
Agency fees: Real estate agency fees are included in the sale price.

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Transaction:	Sale	Category:	Flat
Situation:	Pasaje Ridaura, Platja d'Aro, Baix Empordà	Built area:	77 m^2
Useful area:	67 m^2	Condition:	
Rooms:	2	Bathrooms:	2 bathrooms


































RESIDENCIAL FELIPE


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