



## NICE APARTMENT CLOSE TO THE BEACH FOR SALE IN PALAMOS

**395.000 €**

EXCLUSIVE APIALIA COSTA BRAVA – Apartment for sale in Palamós, in the prestigious and family-friendly area of Es Monestri, next to the beach.

Charming rustic-style property located in a quiet community with few neighbors, with elevator. It features two double bedrooms with built-in wardrobes and a spacious bathroom. Independent kitchen with laundry area.

Bright living-dining room with fireplace and direct access to a sunny terrace of approximately 16-17 m<sup>2</sup>, ideal for enjoying the excellent climate of the Costa Brava.

The community offers a shared parking area.

A practical and cozy property in one of the most sought-after areas of Palamós.

Notary fees, land registry fees, and applicable taxes (ITP or VAT + AJD), as well as other expenses inherent to the sale, are not included in the sale price.

Energy consumption: 127 kWh/m<sup>2</sup> per year (E) CO<sub>2</sub> emissions: 24 kg/m<sup>2</sup> per year (E) Reference: 4N64WBNYW Certificate of occupancy: CHG00155226001 ITP: Current type Notary and registration fees as per current rates AICAT Registration Number 5339 API Number 980 LARGE PROPERTY OWNER: NO Location: Es Monestrí area Condition of the property: good

Transaction:	Sale	Category:	Flat
Situation:	Avenida Cerdanya, Sant Antoni de Calonge, Baix Empordà	Built area:	103 m <sup>2</sup>
Useful area:	92 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	2
Bathrooms:	2 bathrooms		















