



**Ground-floor apartment with private garden,
terrace, and tourist license, just steps from the
beach in Sant Antoni de Calonge.**

400.000 €

EXCLUSIVE APIALIA COSTA BRAVA. Living within walking distance of the sea and having everything on your doorstep is possible in this charming property located in the heart of Sant Antoni de Calonge, one of the most sought-after areas on the Costa Brava. Situated in a modern residential complex, this ground-floor flat stands out for its comfort, brightness and excellent connection with its surroundings. A few minutes' walk away you will find the seafront promenade, the beach, supermarkets, shops, restaurants and all the amenities you need for day-to-day life, as well as good transport links, making it an ideal option as a permanent home, a second residence or an investment property. It has a tourist licence. Lift. The property offers a practical and welcoming layout, with a spacious living-dining room perfect for enjoying moments with family or friends, a functional kitchen, three bedrooms and two bathrooms, designed to offer comfort and privacy. One of its main attractions is its exclusive outdoor spaces: a pleasant private garden, perfect for relaxing outdoors, and a spacious terrace, ideal for enjoying the Mediterranean climate all year round. A property that combines a privileged location, tranquillity and quality of life, in an area where everything is within walking distance and the sea is part of everyday life.

Property Condition: Good Useful Floor Area: 83.48 m² Built-up Area: 107 m² Year of Construction: 2001 Energy Performance Certificate (EPC): Consumption: D 112 kWh/m² year Emissions: D 20 kg CO₂/m² year EPC Registration Number: 66PVRQY7J Certificate of Habitability: CHG00766015001 API Number: 980 AICAT Registration Number: 5339 Located in a tensioned area. Not included in the price: ITP (current rate in Catalonia), notary and registry fees as per the tariff. Fees: Estate agency fees are included in the sale price.

Transaction:	Sale	Category:	Flat
Situation:	Calle de la Mestra Numància, Sant Antoni de Calonge, Baix Empordà	Built area:	107 m ²
Useful area:	96 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Swimming pool:	Yes



















