



**Charming Apartment with Private Garden,
Swimming Pools and Parking in the Heart of
S'Agaró**

465.000 €

APIALIA EXCLUSIVE.

Cozy ground-floor apartment, perfect both for enjoying holidays and for year-round living in one of the most sought-after areas of the Costa Brava.

The property features two double bedrooms: a master bedroom with a double bed and a second bedroom with bunk beds, both with direct access to the garden, providing comfort and natural light.

It includes a full bathroom with a bathtub and an open-plan kitchen connected to a bright living-dining room with direct access to the terrace and private garden.

The communal area is very spacious and includes two swimming pools, one for children and another for adults. In addition, the property includes a parking space with access to the apartment and the storage room.

An excellent opportunity for those seeking tranquillity, comfort and a privileged location in the centre of S'Agaró.

Don't miss this magnificent opportunity!

Property condition: Good
Usable area: 66 m²
Built area: 80 m²
Year of construction: 2001

Energy Performance Certificate (EPC):

Energy consumption: E – 161 kWh/m² per year

CO₂ emissions: E – 27 kg CO₂/m² per year

EPC Registration Number: 4MGFB3C3H

Certificate of Occupancy: CHG00418426001

API Number: 680

AICAT Registration Number: 1545

Not included in the price: Property Transfer Tax (according to the current rate in Catalonia), notary fees and land registry fees according to the applicable tariff.

Fees: Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	Flat
Situation:	S'Agaró, Baix Empordà	Built area:	80 m ²
Useful area:	66 m ²	Occup. cert.:	
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Swimming pool:	Yes	Furnished:	Yes

























