



Duplex apartment at Sagaro - Costa Brava

495.000 €

Charming duplex apartment located just a 2-minute walk from the beach of S'Agaró, opposite the beautiful Cala Maset, in one of the most exclusive areas of the Costa Brava.

The property is distributed over two floors. On the ground floor, there is a spacious and bright split-level living-dining room, adding character and a sense of space, with direct access to a pleasant split-level terrace with a garden area, ideal for relaxing or enjoying outdoor moments. This floor also features a separate kitchen, a double bedroom, and a bathroom with a shower.

The first floor comprises the sleeping area, consisting of a double bedroom with a built-in wardrobe and access to a private terrace with pleasant open views, a single bedroom also with a built-in wardrobe, and a full bathroom with a bathtub.

The property includes a private garage parking space within the community, providing convenience and practicality.

An excellent opportunity as a second home, investment property, or to enjoy a residence in the exclusive setting of S'Agaró, just a few steps from the sea.

Location: Second sea line.

Condition: In need of renovation.

Energy Consumption: 239 kWh/m² per year (F)

CO₂ Emissions: 50 kg CO₂/m² per year (F)

CHG: CHG00552625001

Property Transfer Tax (ITP): Current applicable rate.

Notary and Land Registry Fees: According to official tariffs.

Large Property Owner: No.
API Number: 0980-GI
Registration Number: 5339

Transaction:	Sale	Category:	Flat
Situation:	Carretera de Sant Pol, Sant Feliu de Guíxols, Baix Empordà	Built area:	81 m ²
Useful area:	68 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes













