

## Ground floor apartment in perfect conditions with private garden and communal pool, for sale in Playa de Pals

Large apartment with 3 double bedrooms, 2 bathrooms, 2 parking place, terrace and storeroom, located a few meters to the golf course and 1 km to the beach



Ground floor apartment in excellent condition, set within a sunny garden and enjoying access to a communal pool. Situated in Pals Beach, just a few meters from the golf course and only one kilometre from the beach.

Built in 2005, the apartment features a 259 m<sup>2</sup> private garden.

The interior includes an entrance hall, a bright living and dining area with access to a covered terrace, the garden, and the pool, as well as a fully equipped kitchen with direct access to the terrace.

The master bedroom has an en-suite bathroom and opens onto the garden. There are two additional double bedrooms, one of which also has garden access, and a separate shower room.

Additional amenities include two underground parking spaces, a 14 m<sup>2</sup> storage room, air conditioning with heating, an osmosis water system, and a tourist license.

Communal fees: 420 € per trimester

Energetic certificate: G

Additional purchase fees: 10% ITP + Notary fees and land registry fees.

Bedrooms	3
Bathrooms	2
Surface	167 m <sup>2</sup>
Plot surface	259 m <sup>2</sup>
E. certificate	G
Parking	2
Terrace	✓
Aacc	✓
Heating	✓

Contact us today for more information or to arrange a viewing

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*Costa Brava*

410,000 €

Ref. A523



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