

## **Unique Apartment Platja de Pals**



Welcome to your new holiday home on the Costa Brava!

### Property description

This charming 3-room parterre flat impresses with its unique location. Just 70 metres separate you from the sea, and thanks to direct access to the beach, you can enjoy unforgettable holiday moments. The covered terrace offers pleasant shade, while the open terrace is the perfect place to relax and enjoy the fantastic view.

## The Region

The region around Platja de Pals, in the heart of the Costa Brava, is characterised by its scenic diversity and historical wealth. Platja de Pals, named after the historic town of Pals, which is recognised as a World Heritage Site, stretches an impressive 10 kilometres long and 90 metres wide. The nearby Islas Medas, a protected marine reserve, invite you to enjoy unforgettable dives in the midst of a lively underwater biotope.



The surrounding area is characterised by charming little towns such as Begur, Sa Riera, Sa Tuna and Tamariu, which have retained the authentic charm of old fishing villages. Majestic cliffs, hidden coves with crystal-clear waters and dense pine forests in a practically unspoilt area, where the dunes and hiking trails that can be done on foot or by bike stand out.



There are numerous leisure activities in the surrounding area. Golf enthusiasts can play on two 18-hole golf courses. In addition, tennis courts, miniature golf courses, high ropes course and horse stables offer variety for active sports enthusiasts. All necessary amenities such as supermarkets, doctors, pharmacies and excellent restaurants are available in the immediate vicinity.

## The Beach



Platja Gran de Pals is a 3.5 kilometre long beach that belongs to the Montgrí Natural Park, the Medas Islands and the Bajo Ter. It is ideal both for those who want to practise sports on the sand and for those looking for a quiet place as a family. In addition, Platja Gran has a nudist area, ideal for lovers of naturism. On the beach there are numerous water sports facilities, beach bars and 2 restaurants.





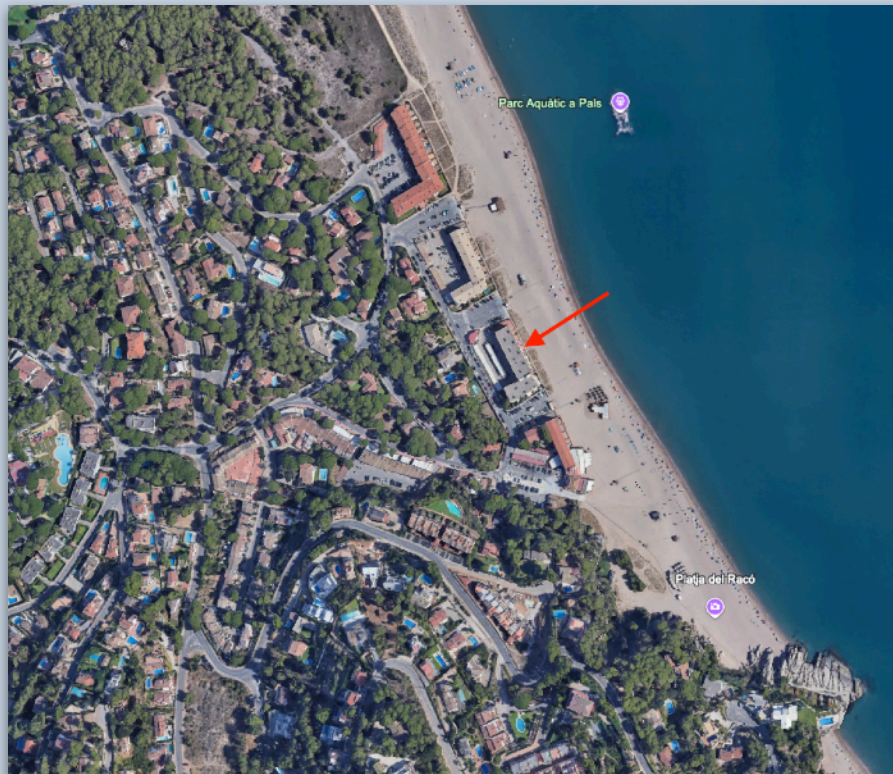
## The Apartment



<b>Location</b>	The apartment is located on the ground floor of a 2-storey apartment block directly on the beach 'Platja Gran de Pals'		
<b>Description</b>	2 bedrooms with fitted wardrobes, 1 living room with fireplace kitchen, entrance area with 2 fitted wardrobes, bathroom with bathtub, separate toilet with bidet, utility room with washing machine, covered terrace, large open terrace with water connection		
<b>Floor space</b>	Apartment	53 m2	
	covered terrace	10 m2	
	open terrace	27.8 m2	
	Total	90.8 m2	
<b>Construction</b>	Flagstone flooring, fireplace, water connection on open terrace, satellite TV, kitchen with dishwasher, fridge, freezer and gas cooker, fitted wardrobes in the bedrooms and entrance area, washing machine in the utility room, glass front with sliding doors to the terrace, covered parking space in the courtyard		
<b>Condition</b>	in need of renovation, ready for the realisation of your own ideas		

## Further Information

<b>Building</b>	It consists of 42 condominiums, 3/4 of which are Spanish-owned and 1/4 foreign-owned. The property is managed by a local real estate agency and the president of the owner's association is Swiss
<b>Koordinaten</b>	<u><a href="#">Google Maps</a></u> / <u><a href="#">Google Streetview</a></u> / <u><a href="#">Webcam</a></u> 41.98156343778667, 3.206251001029341, a 70 km de la frontera francesa
<b>Address</b>	Paraiso de Pals, Carrer Tramuntana, 17256 Pals, Girona, Escalera 3, Puerta 14
<b>Year construction</b>	1976/78, concrete construction with flat roof (was renewed 5 years ago)
<b>Land Register</b>	Cadastral Nr. 4009 (apartment), <u><a href="#">Link</a></u> Cadastral Nr. 4048 (garage)
<b>Site records</b>	No entry in the land register (nota simple), final inspection by the buyer at their own expense
<b>Garage</b>	Large, spacious garage, 37 m2, located in the side building complex, possibility to store leisure tools, motorboats, bicycles etc., stone flooring



----- Your new holiday home right on the beach -----



Building exterior views

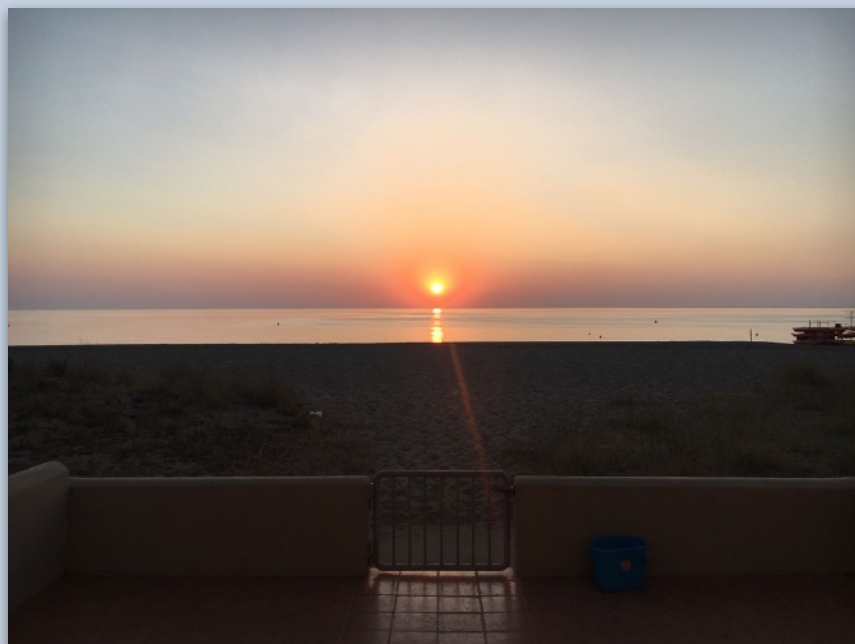


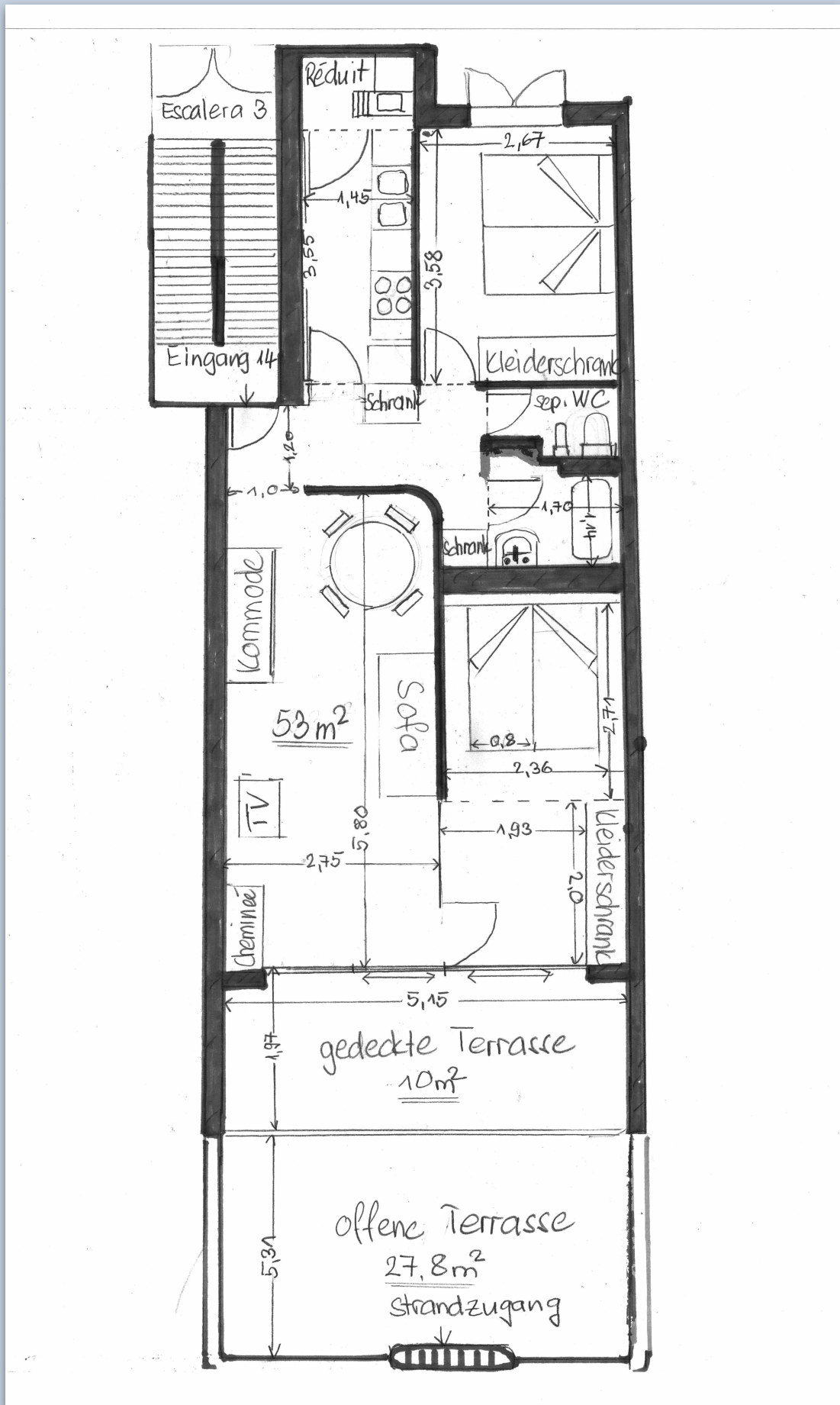
Cadastral plan



## Conditions of sale / Various

<b>Target selling price</b>	335'000 Euro, including separate garage
<b>Availability</b>	By arrangement, from November 2025
<b>Transfer of ownership</b>	Takes place at a notary's office in Spain
<b>Note</b>	The flat is only sold together with the garage
<b>Viewing appointments</b>	By arrangement
<b>Prospective buyers</b>	<p>The property will be sold to the highest bidder, please send written offers to:</p> <p>Irène West</p> <p><u>E-Mail</u>: <a href="mailto:appartement@onesteptothebeach.eu">appartement@onesteptothebeach.eu</a></p> <p><u>Link</u>: <a href="https://one-step-to-the-beach.eu">https://one-step-to-the-beach.eu</a></p>





Floor plan apartment



## Impressions Apartment



Apartment entrance

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Entrance area



Living room



----- Your new holiday home right on the beach -----



Living room



Fireplace





Kitchen





Utility room



Separate toilet



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Bathroom

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Bedroom towards the backyard



Bedroom towards the beachfront



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Open and covered terrace

