

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

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.



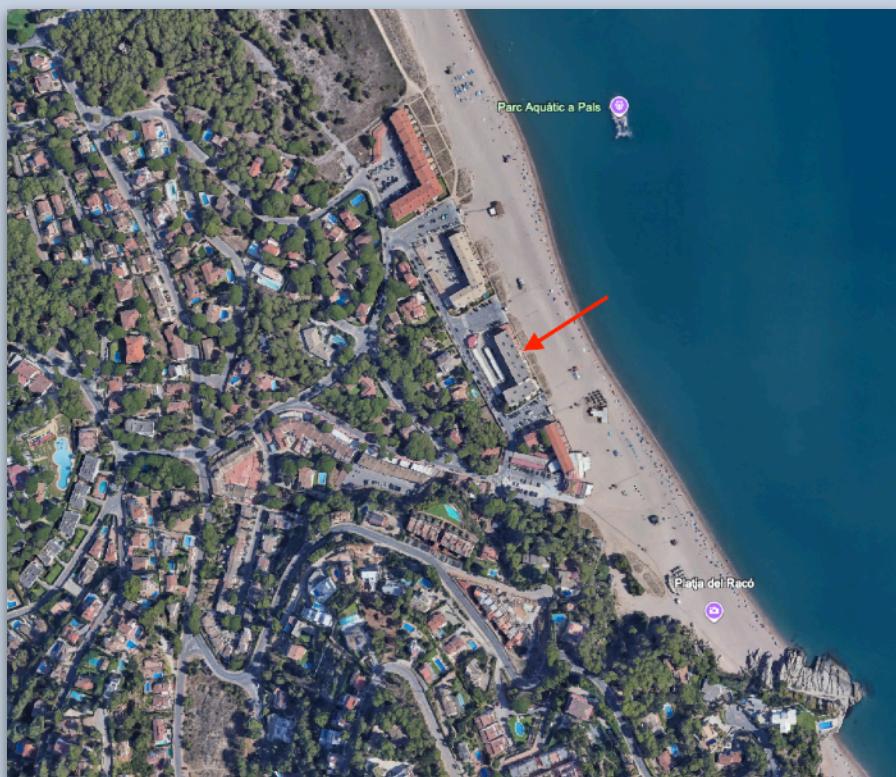
The Apartment



Location	The apartment is located on the ground floor of a 2-storey apartment block directly on the beach 'Platja Gran de Pals'								
Description	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								
Floor space	<table><tr><td>Apartment</td><td>53 m2</td></tr><tr><td>covered terrace</td><td>10 m2</td></tr><tr><td>open terrace</td><td>27.8 m2</td></tr><tr><td>Total</td><td>90.8 m2</td></tr></table>	Apartment	53 m2	covered terrace	10 m2	open terrace	27.8 m2	Total	90.8 m2
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Total	90.8 m2								
Construction	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								
Condition	in need of renovation, ready for the realisation of your own ideas								

Further Information

Building	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
Koordinaten	Google Maps / Google Streetview / Webcam 41.98156343778667, 3.206251001029341, a 70 km de la frontera francesa
Address	Paraiso de Pals, Carrer Tramuntana, 17256 Pals, Girona, Escalera 3, Puerta 14
Year construction	1976/78, concrete construction with flat roof (was renewed 5 years ago)
Land Register	Cadastre Nr. 4009 (apartment), Link Cadastre Nr. 4048 (garage)
Site records	No entry in the land register (nota simple), final inspection by the buyer at their own expense
Garage	Large, spacious garage, 37 m ² , located in the side building complex, possibility to store leisure tools, motorboats, bicycles etc., stone flooring



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Building exterior views



Cadastral plan

Conditions of sale / Various

Target selling price 335'000 Euro, including separate garage

Availability By arrangement, from November 2025

Transfer of ownership Takes place at a notary's office in Spain

Note The flat is only sold together with the garage

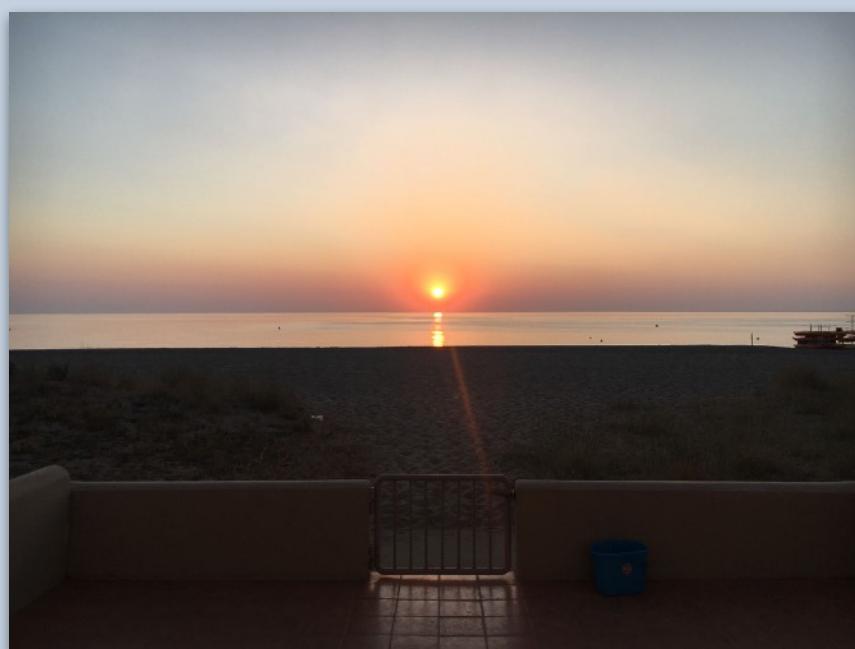
Viewing appointments By arrangement

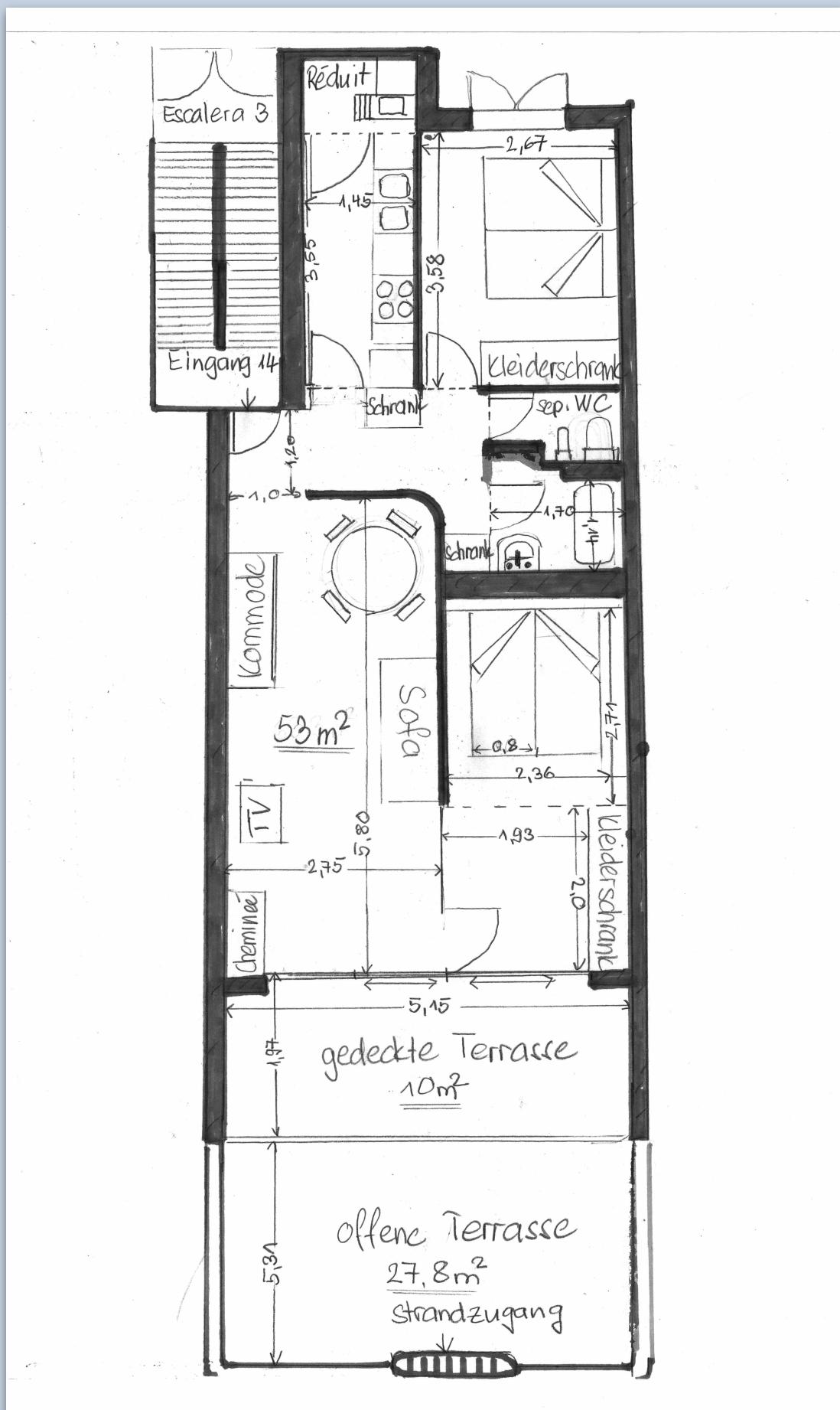
Prospective buyers The property will be sold to the highest bidder, please send written offers to:

Irène West

E-Mail: appartement@onesteptothebeach.eu

Link: <https://one-step-to-the-beach.eu>





Floor plan apartment

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Impressions Apartment



Apartment entrance



Entrance area



Living room

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Living room



Fireplace

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Kitchen



Utility room

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Separate toilet

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Bathroom



Bedroom towards the backyard



Bedroom towards the beachfront

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Open and covered terrace

