



## EXCLUSIVA HOME WITH TOURIST LICENSE AND MEDITERRANENA CHARM IN CALA SANT FRANCESC (BLANES)

In the heart of one of the most prestigious areas of the Costa Brava the Cala Sant Francesc urbanization (Blanes) lies this stunning property with a tourist license, where modern comfort harmoniously blends with the authentic Mediterranean atmosphere.

The house offers a total built area of 293.62 m<sup>2</sup> and a usable area of 139.23 m<sup>2</sup>, spread over two floors connected by an elevator, and surrounded by spacious terraces and a sunny solarium with open views over the greenery.

On the ground floor, there is a large, bright living room with expansive windows opening onto the garden and a sun-filled terrace. The open-plan kitchen, fully equipped with high-end appliances, has been carefully designed to become the heart of the home and the perfect place to enjoy moments with family or friends. On this same floor, there are three bedrooms, one of which is a suite with a private bathroom, and an additional full bathroom.

On the upper floor, a studio with its own bathroom and direct access to the solarium offers an ideal space for guests, work, or relaxation, ensuring complete privacy. Every detail has been carefully considered to provide maximum comfort and energy efficiency: underfloor heating with individual controls in each room, air conditioning system, central vacuum, solar panels, elevator, private garage, and a garden with automatic irrigation from a water reservoir.

The property is located within a gated urbanization with a communal pool, tennis courts, 24-hour security, and guest parking, just 300 meters from the idyllic Cala Sant Francesc and the picturesque coastal path Camino de Ronda.

A bright, functional, and elegant home, designed for those seeking quality of life by the sea in a privileged, peaceful, and secure environment, just one hour from Barcelona.

Availability to be agreed upon. The offer is subject to price changes or withdrawal from the market without prior notice. The information provided, including measurements, is purely for guidance. The price does not include expenses or taxes. The buyer is responsible for the following taxes and expenses:

(i) for first transfers of properties (new builds), VAT and Stamp Duty (AJD); (ii) for second and subsequent transfers (resale properties), the Property Transfer Tax (ITP); (iii) notary and land registry fees in both cases. Furniture and furnishings are not included. The published area corresponds to the surface area officially recorded by the Cadastre. For additional information required by national and regional regulations, please contact our offices.

Transaction	Sale
Category	Villa
Municipality	Selva
Surface area	293 m <sup>2</sup>
Rooms	3
Bathrooms	3 bathrooms
Terrace	Yes
Swimming pool	Yes
Lift	Yes

1.300.000 €



Pending