



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

EXCLUSIVE APIALIA COSTA BRAVA In the heart of one of the most prestigious areas of the Costa Brava the Cala Sant Francesc residential area (Blanes) lies this magnificent property with a tourist license, where modern comfort meets the authentic essence of the Mediterranean.

The house has a total built area of 293.62 m² and a usable area of 139.23 m², distributed over two floors connected by an elevator and surrounded by spacious terraces and a bright solarium with open views of green areas.

On the main floor, a spacious and bright living room stands out, with large windows opening onto the garden and a sunny terrace. The open-plan kitchen, equipped with high-end appliances, has been carefully designed to become the heart of the home and the perfect place to enjoy time with family and friends. On this same floor, there are three bedrooms, one of them a suite with a private bathroom, as well as another full bathroom.

On the upper floor, there is a studio with its own bathroom and direct access to the solarium, ideal as a workspace, guest area, or relaxation corner, ensuring complete privacy. Every detail has been carefully considered to provide maximum comfort and energy efficiency: underfloor heating with individual room control, air conditioning system, central vacuum system, solar panels, elevator, private garage, and a garden with automatic irrigation via water tank.

The property is located within a private residential complex with a communal swimming 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.

*Property condition: Ready to move in

Usable area: 222 m²

Built area: 293 m²

Stressed area: YES

AICAT registration number: 1331

Agent registration n^o: 2849

Large holder status: NO

**In accordance with Article 20.1.c) of TRLGDCU and Royal Decree 515/1989, the advertised price does not include taxes or purchase costs unless expressly stated. If the transaction is subject to VAT, the applicable rate under Law 37/1992 will apply, and AJD where appropriate. If subject to transfer tax (ITP), it will be settled according to Legislative Royal Decree 1/1993 and current Catalan tax regulations. Notary and registry costs will be paid according to official tariffs. The buyer will not assume costs legally corresponding to the seller.

***Energy Efficiency Certificate: K0C47H2G8 / E -

Consumption: 195 D - Emissions: 33 / Valid until: 05.11.2035

CHB: CHG0428811001 Valid until: 28.06.2026 Número API:

A14265, número registro: 13420

Transaction	Sale
Category	Villa
Situation	Blanes, Selva
Built area	293 m ²
Useful area	222 m ²
Occup. cert.	28/06/2026
Condition	
Rooms	3
Bathrooms	3 bathrooms
Terrace	Yes
Swimming pool	Yes
Lift	Yes

1.300.000 €



Pending