



Ground floor with street-level access and raised terrace (Can Sabata).

Renovation 2025 · 118 m² built · elevated terrace and versatile space with the option to create an additional room.

In the Can Sabata neighborhood (Lloret de Mar), we present a very comfortable home due to its direct street access and an important plus: the terrace is at an elevated level (approx. second-floor height), which provides more privacy, security, and brightness.

The living area is functional, with an L-shaped kitchen and space for a dining room. For year-round comfort, it features air conditioning and a heater, ideal for the colder months. It includes a full bathroom with a shower.

Differentiating value (noteworthy): in addition to the private parking space, the property has a spacious multipurpose area with enough square meters to consider a redistribution that would allow for a third bedroom and an additional bathroom while maintaining parking. It is an ideal option for those looking for a home that, in addition to being ready to enjoy, has room for expansion and improvement. Last renovation carried out in 2025, which adds an extra level of updating and comfort.

Sale price €245,000, perfect condition, usable area 76.25 m², Habitability Certificate - CHG00486525001 (07/05/2040), valid energy certificate: 2K2630BS2 - 27/09/2032.

In compliance with Law 3/2017 of February 13, 2018 of the Civil Code of Catalonia, which approves the Consumer Information Regulation in the purchase and leasing of homes in Catalonia, clients are informed that notary, registration fees, and taxes that may apply (ITP or VAT + AJD) and other costs inherent to the purchase are not included in the price.

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Transaction	Sale
Category	Flat
Situation	Avenida de les Alegries, Lloret de Mar, Selva
Built area	118 m ²
Occup. cert.	07/05/2040
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Garage	22 m ²
Terrace	9 m ²
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

245.000 €



D - 253 kWh/m²
D - 47 kg CO₂/m²