



## EXCLUSIVA HOME WITH TOURIST LICENSE AND MEDITERRANEA 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

**Price: 1.300.000 €**

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 p

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|---------------|-------|----------------|--------------------|
| 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   |                |                    |