



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, in the Cala Sant Francesc (Blanes) urbanization, lies this magnificent property with a tourist license, where modern comfort blends with the authentic essence of the Mediterranean.

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

The main floor features a spacious and bright living room with large windows opening onto the garden and a sunny terrace. The open-concept kitchen, equipped with high-end appliances, is designed in detail to be the heart of the home. This floor also includes three bedrooms, one of them a suite with a private bathroom, plus an additional full bathroom.

Price: **1.300.000 €**

The upper floor houses a studio with its own bathroom and direct access to the solarium, ideal as a workspace, guest area, or relaxation corner, ensuring total privacy.

Every detail has been carefully considered: underfloor heating with individual control, air conditioning, central vacuum system, solar panels, elevator, private garage, and garden with automatic irrigation. The property is located within a private complex with a communal pool, tennis courts, 24h security, and guest parking.

Property condition: Perfect

Net floor area: 139 sqm

Built area: 293 sqm

Energy Efficiency Certificate (EPC):

Consumption: E 195 kWh/sqm per year

Emissions: D 33 kg CO₂/sqm per year

EPC Registration number: K0C47H2G8 (Valid until 05.11.2035)

Occupancy Certificate: CHG0428811001 (Valid until 28.06.2026)

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.

Location: Located in a stressed market zone.

Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.

Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	plaza Quillat, Blanes, Selva	Built area:	293 m ²
Useful area:	139 m ²	Occup. cert.:	28/06/2026
Condition:		Rooms:	3
Bathrooms:	3 bathrooms	Terrace:	Yes
Swimming pool:	Yes	Lift:	Yes