

apartment for sale Begur, Baix Empordà



****Apartment for Sale on the Costa Brava with turist licence Your Paradise by the Sea!****~~Discover this spectacular luxury apartment, completely renovated and ready to move in. Located on the seafront in the Cap Sa Sal complex, in Puig d'Aiguafreda, Begur, it offers breathtaking views. With 99 m2 of living space, it features four comfortable bedrooms, including two doubles and one triple, all with sea views, plus a cozy interior single bedroom. The spacious openplan livingdiningkitchen area, with large PVC windows, opens onto a charming terrace overlooking the former cove of Cap Sa Sal, ideal for al fresco dining. From the terrace, you can admire the stunning Medes Islands.~~This apartment is designed for comfort and style, with a fully equipped kitchen, a pantry with a laundry area, and a full bathroom with a shower. The northfacing orientation ensures a cool summer, further enhanced by ceiling fans. Furthermore, the property is fully equipped with highquality appliances and furnishings, ready to move into or rent out as a holiday apartment, as it has a valid occupancy license.~~With a unique location near the coves of Aiguafreda and Sa Tuna, it forms part of an exclusive complex that was formerly a 5star hotel (retaining all its luxurious infrastructure). You'll enjoy luxurious communal areas spanning 30,000 m2, including extensive gardens, a pine grove, a saltwater swimming pool with direct access to the sea (complete with a diving board, waterfall, and children's area), a solarium with sun loungers, restrooms, and a bar area. There are also facilities such as a social lounge with work areas, table football and other games, a historic library, an exhibition hall, and the crown jewel: a grand hall with breathtaking sea views and a grand piano for enjoying the frequent concerts. The complex offers additional services such as laundry, magazines and newspapers, video surveillance, 24hour maintenance, WiFi in common areas, reception service, security guard at the entrance, right to use tennis and padel courts, and even a boat slip.~~Access to outdoor parking is included (Parking is always available in the outer area of the complex). Elevators and ramps provide better accessibility. In summer, there are countless activities for all ages.~~The building is currently undergoing insulation work using Next Generation funds, which will result in an energy rating of "B". This will provide significantly better insulation and warmth in the apartments.~~The setting is exceptional, located on the Costa Brava, just above the cliffs of Cap Sa Sal, near Begur. Surrounded by pine trees and cliffs with crystalclear waters, it offers opportunities for all kinds of water sports, such as scuba diving, and nearby coastal paths for adventurers. In summer, neighboring towns offer free festivals for all ages.~~The complex is located near Palafrugell, Palamós, and Platja d'Aro, and just 50 km from Girona, offering excellent transport links.~~Ideal for families as a second home who want to make the most of their leisure time, or for investors due to its location on the Costa Brava and its existing tourist license.~~Come and

see it for yourself: the apartment, the communal areas, the surroundings... you'll love it—it's a true paradise!~In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:~· Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10% (CÁLCULO 71.500€), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on the buyer's personal circumstances or the property's characteristics, or the reduced rates of 3% or 4% applicable, under legally established terms, for the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.~· Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notary tariff.~·Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November 17, which approves the tariff for Property Registrars.~· Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 600€ (VAT included).~· Seller's Agency Fees: Included in the retail price (PVP).~· Buyer's Agency Fees: Please note that professional fees may be charged to the buyer in cases where real estate personal shopper (PSI) services have been contracted. NOT LINKED TO THE PURCHASE PRICE.~·For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: ([[please use the form to respond]])

property details

Spanishstate **6384773**
id:
reference:: **7346SRP**
close to/ located: **Begur**
region: **Baix Empordà**
property type: **apartment**
rooms: **4**
property surface: **99 m2**
surface plot: **- m2**
price: **€ 630.000**

contact

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