

## apartment for sale Lloret De Mar, Selva



Living in paradise is possible! Discover this wonderful ground floor apartment, 2 rooms. in the exclusive complex of Santa Clotilde, Fenals.~Description: Discover this wonderful ground floor apartment located in the prestigious complex of Santa Clotilde, in Fenals (Lloret de Mar). A house that stands out for its brightness, its excellent condition and a privileged location within the enclosure.~Distribution and Exterior: The central piece of this property is its large private terrace of 20 m2, very sunny and with pleasant direct views of the garden area and the pool. It is the perfect space to enjoy the Mediterranean climate throughout the year.~• Day Area: Spacious and very sunny livingdining room, with direct access to the terrace. Fully equipped independent kitchen, also with outside access.~• Equipamiento : 2 bedrooms (one double with builtin wardrobe and one single).~• Bathroom~• Comfort: Air conditioning with heat pump and parquet floors.~• Insulation: Aluminum carpentry with double Climalit glass.~• Extras included: The price includes a parking space of 15 m2 and a practical storage room of 7 m2.~Residential complex: Located in an exclusive and quiet community with large green areas and two spectacular swimming pools. A short walk from Fenals beach and the idyllic Jardines de Santa Clotilde.~In compliance with the information obligations provided for in Law 10/2025, of December 28, on customer service and transparency services, as well as in current sectoral regulations, it is noted that the indicated price does not include the costs and taxes inherent in the acquisition, which are broken down below:~ Impuesto sobre Transmisiones Patrimoniales (ITP): The current tax rate in the Autonomous Community of Catalonia will be applied (Value of the Property up to €600,000 = 10% (25,000 euros), without prejudice to the reduced rates of 5%, and the 7% applicable according to the personal circumstances of the buyer or the characteristics of the property or the reduced rates of 3% or 4% applicable, in the legally established terms, for the acquisition of habitual housing located in municipalities of less than 5,000 inhabitants, provided that the requirements required by the current regulations are met.~• Notary Fees: Notary fees will be calculated in accordance with the official tariff regulated in Annex I, of Royal Decree 1426/1989, of November 17, by which the Notary tariff is approved.~• Registration Fees: Registration in the Land Registry will be billed according to the official rate established in ANNEX I, of Royal Decree 1427/1989, of November 17, which approves the rate for Land Registry.~• Management Expenses (Management): The fees for administrative processing, tax settlement and registration amount to [Insert approximate amount] € (VAT included).~• Seller's Agency fees: included in the PVP.~• Buyer's Agency Fees: It is reported that eventually, there could be professional fees charged to the buyer, in those cases, in which purchase order

services (PSI), Personal Shopper Inmobiliario, had been contracted. NOT LINKED TO THE PURCHASE PRICE.~~Annual community expenses 2025: 706.96 euros.~Ibi vivienda: 401.78 euros 2025. Parking 123.34 euros 2025.~~For comprehensive information on the operation, tax rates and bonuses of the ITP in Catalonia, you can consult the official portal of the Catalan Tax Agency: ([[please use the form to respond ]])

## property details

Spanishestate **6376340**  
id:  
reference:: **7435**  
close to/ located: **Lloret De Mar**  
region: **Selva**  
property type: **apartment**  
rooms: **2**  
property surface: **70 m2**  
surface plot: **- m2**  
price: **€ 249.000**

## contact

real estate agent: **Kw Girona One**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34644472277**