

## apartment for sale Lloret De Mar, Selva



Cozy, fully renovated 34 m2 apartment located in the quiet Fenals area, within the Tres Palmeras building.~~The apartment is on the first floor with elevator access and boasts abundant natural light thanks to its excellent orientation. It features a large living room with a built-in wardrobe, offering the possibility of creating a second bedroom—a functional and well-utilized space.~~The property includes access to communal parking, providing added convenience for both residents and vacationers.~~Its location is unbeatable: just 800 meters from the beach and 200 meters from the town center, with all amenities, shops, and leisure facilities within easy walking distance.~~A perfect property as a second home, investment, or vacation rental.~~~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% (9.350€), 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 1.200 € (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 )

Spanishstate id: **6378898**  
reference:: **7411.\_3\_Palmeras**  
close to/ located: **Lloret De Mar**  
region: **Selva**  
property type: **apartment**  
rooms: **not available**  
property surface: **34 m2**  
surface plot: **- m2**  
price: **€ 96.500**

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