

## house for sale Lloret De Mar, Selva



We present an exclusive property in Cala Canyelles, one of the most prestigious and sought-after residential areas on the Costa Brava. This detached single-storey villa combines comfort, privacy and spectacular open views of the Mediterranean Sea, making it an ideal option both as a high-end residence and as a highly profitable investment.~~Located just minutes from one of the most valued beaches in the area, the property sits on a generous 1,021 m2 plot and offers 335 m2 built area, with the possibility of extension, further enhancing its long-term value and investment potential.~~The single-level layout ensures practicality and comfort. The villa features four bedrooms, two of them en-suite, three full bathrooms, and an open-plan kitchen integrated into the living-dining room with fireplace and direct access to the garden. The interior spaces are bright and spacious, designed to fully enjoy the Mediterranean lifestyle all year round.~~The exterior is one of the property's main highlights. It boasts a private swimming pool with sea views, a large terrace ideal for enjoying unforgettable sunsets, landscaped garden areas, a barbecue space and garages with capacity for several vehicles. An environment designed for relaxation, leisure and outdoor living with total privacy.~~One of the key added values of this villa is its active tourist license, making it an excellent investment opportunity with high potential for holiday rental income, while also being perfect as a primary or second residence.~~A property that combines privileged location, sea views, spaciousness and profitability in one of the most exclusive enclaves of the Costa Brava. Contact us for further information or to arrange a viewing~~Certificate of Occupancy: CHG (please use the form to respond ) ~Property Transfer Tax (ITP): Current rate applicable~Notary and Land Registry fees according to official tariffs~AICAT Registration Number: 9652~API Number: A12695

### property details

Spanishstate **6350049**  
id:  
reference:: **LCB006917**  
close to/ located: **Lloret De Mar**  
region: **Selva**

### contact

real estate agent: **Lighthouse Costa Brava**  
name: **not available**  
spreekt: **not available**  
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property type:	<b>house</b>
rooms:	<b>4</b>
property surface:	<b>335 m2</b>
surface plot:	<b>1021 m2</b>
price:	<b>€ 901.425</b>