

villa for sale Lloret De Mar, Selva



We present this magnificent property in Lloret de Mar, ideal both as an investment and for family use. It is a house composed of three independent units, distributed into two-bedroom apartments, for a total of six bedrooms. Each unit has its own kitchen, living room, and bathroom, offering an excellent opportunity for vacation rentals or multi-family residences.

~~On the ground floor, the property features a commercial space with a warehouse, perfect for starting your own business or generating additional income through rentals.~~One of the great attractions of this house is its large terrace with stunning views of the sea and the enchanting landscape of Lloret de Mar. The perfect place to enjoy the tranquility, the good weather, and the unparalleled views of the Costa Brava.~~Built in 1984 and completely renovated in 2023, the property combines a solid structure with modern and functional finishes, ready to move into or fully exploit from day one.~~The building is spread over several floors: basement, ground floor, first, second, third, and fourth, ensuring a solid, well-organized construction with easy access.~~Located in the heart of Lloret, you'll have all the amenities at your fingertips: supermarkets, shops, restaurants, public transportation, and, of course, the sea just steps away.~~Don't miss this opportunity! Contact us and schedule your visit. This apartment could be the start of your new life by the Mediterranean!

~~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% (50.000€), 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

Spanishestate **6291637**
id:
reference:: **7269**
close to/ located: **Lloret De Mar**
region: **Selva**
property type: **villa**
rooms: **6**
property surface: **387 m2**
surface plot: **- m2**
price: **€ 520.000**

contact

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