

€310,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment for sale in Tossa de Mar, Costa Brava

Spain » Costa Brava » Tossa de Mar » 17320

3 Bedrooms    2 Bathrooms    78m<sup>2</sup> Floorplan



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 · costabrava@lucasfox.com · lucasfox.com · Calle Forgas i Elias 6, Begur, Spain

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## Excellent 3 Bedroom apartment for sale in Tossa de Mar, Costa Brava

### Apartment with tourist license, 3 minutes from the beach in the heart of Tossa de Mar

Spacious apartment with tourist license in the centre of Tossa de Mar, just a 3 minute walk from the beach

This comfortable and bright apartment is located in the centre of Tossa de Mar, in a very practical and privileged location, just a 3-minute walk from the beach and surrounded by all the amenities necessary for daily life, such as shops, restaurants, supermarkets and transport.

The property is located on the first floor of a building with an elevator and has a constructed area of 91 m<sup>2</sup>, of which 78 m<sup>2</sup> are usable according to the Land Registry. It is in excellent condition, ready to move into or to generate rental income from day one thanks to its current tourist license.

The apartment has a functional and comfortable layout . It features 3 bedrooms, 2 full bathroom , a separate kitchen, a pleasant living-dining room with access to a terrace, as well as 2 interior patios that provide ventilation and natural light to different rooms.

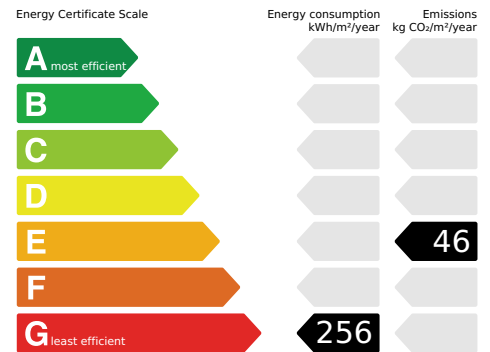
One of the great added values of this property is that it includes a large storage room , ideal as additional storage space, especially useful for both private use and holiday rentals.

Thanks to its central location, its immediate proximity to the beach, the good condition of the property, the elevator and the tourist license, this property represents an excellent opportunity as a main residence, second home or investment in one of the most sought-after locations on the Costa Brava.



[lucasfox.com/go/cbr69214](https://lucasfox.com/go/cbr69214)

Utility room, Tourist License, Storage room, Equipped Kitchen, Double glazing, City views, Balcony, Alarm, Air conditioning



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The property is located in Tossa de Mar. It has a constructed area of 91 m<sup>2</sup> (78 m<sup>2</sup> according to the Land Registry Extract) and a usable area of 71 m<sup>2</sup> according to the certificate of occupancy. It comprises 3 bedrooms and 2 bathrooms and is in good condition. The asking price is €310,000. This price does not include applicable taxes, notary fees, registration fees, or other costs associated with the sale, which are the responsibility of the buyer. The property has an energy efficiency certificate (G256, E46) and a certificate of occupancy (number CHG00354317\*\*\*), which will be made available upon request. The property is not classified as a large property owner. Marketed by Dils Lucas Fox (Lucas Trading, SL with Tax ID B64125438), acting as a real estate intermediary with AICAT registration number 13225 and API 4089. The information provided is for informational purposes only, based on data provided by the owner, and may be subject to change. It does not constitute a contractual offer.

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