

Apartment in Grifeu with sea views, garden, enclosed garage, and HUTG license

305.000 €

Fantastic apartment situated just one row back from the sea, very close to the sands of Grifeu Beach (Llançà) and the Hotel Grifeu.
Located in a very quiet community with a pleasant neighborhood—comprising only 6 units per staircase—this property represents a unique opportunity, whether as a second home on the Costa Brava or as an investment.
The property has a constructed area of ??81 m² (62.78 m² of usable interior space, according to the certificate of habitability, valid until June 29, 2038).
It features an entrance hall and a spacious living-dining room with a fireplace, which opens onto a small balcony with sea views. From here, a set of stairs leads down to a fantastic private terrace and garden area (approximately 10–12 m²)—an ideal spot to enjoy the outdoors in complete privacy.

The apartment also includes a separate, fully equipped kitchen, two spacious double bedrooms with built-in wardrobes, a full bathroom with a bathtub, and a guest toilet.
The price includes a private, enclosed garage (a "box" style unit) measuring 27 m² (constructed area), located on the underground level (-1) of the same building.
Thanks to its generous size, it can accommodate a vehicle while also serving as a large, secure storage space for items such as kayaks, paddleboards, bicycles, motorbikes, or beach gear.
Furthermore, the apartment holds a valid tourist rental license (HUTG-072863) attached directly to the property, ensuring immediate potential for rental income. Building dating from 1992. Energy Efficiency Certificate (CEE) with a 'D' rating—showing an energy consumption of 109 kWh/m²/year and emissions of 23 kg CO?/m²/year—valid until 20/06/2033.

Terms of sale: Price €305,000. The owners do not qualify as "large-scale property holders" (*grandes tenidores*). Taxes arising from the purchase (ITP [Property Transfer Tax]

or VAT/AJD [Stamp Duty], as applicable), as well as notary fees, administrative processing costs, and Land Registry registration fees, are to be borne by the buyer and are not included in the price. Real estate agent fees are paid entirely by the seller. Furniture and items shown in the photographs are not necessarily included in the price.

Transaction:	Sale	**Category:**	Apartment with sea view
Situation:	VILAMARTÍ, Llançà, Alt Empordà	**Built area:**	81 m^2
Useful area:	63 m^2	**Condition:**	Perfect condition
Rooms:	2	**Bathrooms:**	2 bathrooms
Garage:	27 m^2	**Terrace:**	10 m^2
Garden:	27 m^2		





GIRONA
Migdia, 50, baixos - 17002
Telèfon: 972 22 61 60
e-mail: info@administracionsgirona.cat

COLERA
Parc Tramuntana, 5 baixos - 17496
Telèfon: 972 38 92 30
e-mail: colera@administracionsgirona.cat





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Migdia, 50, baixos - 17002
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e-mail: info@administracionsgirona.cat

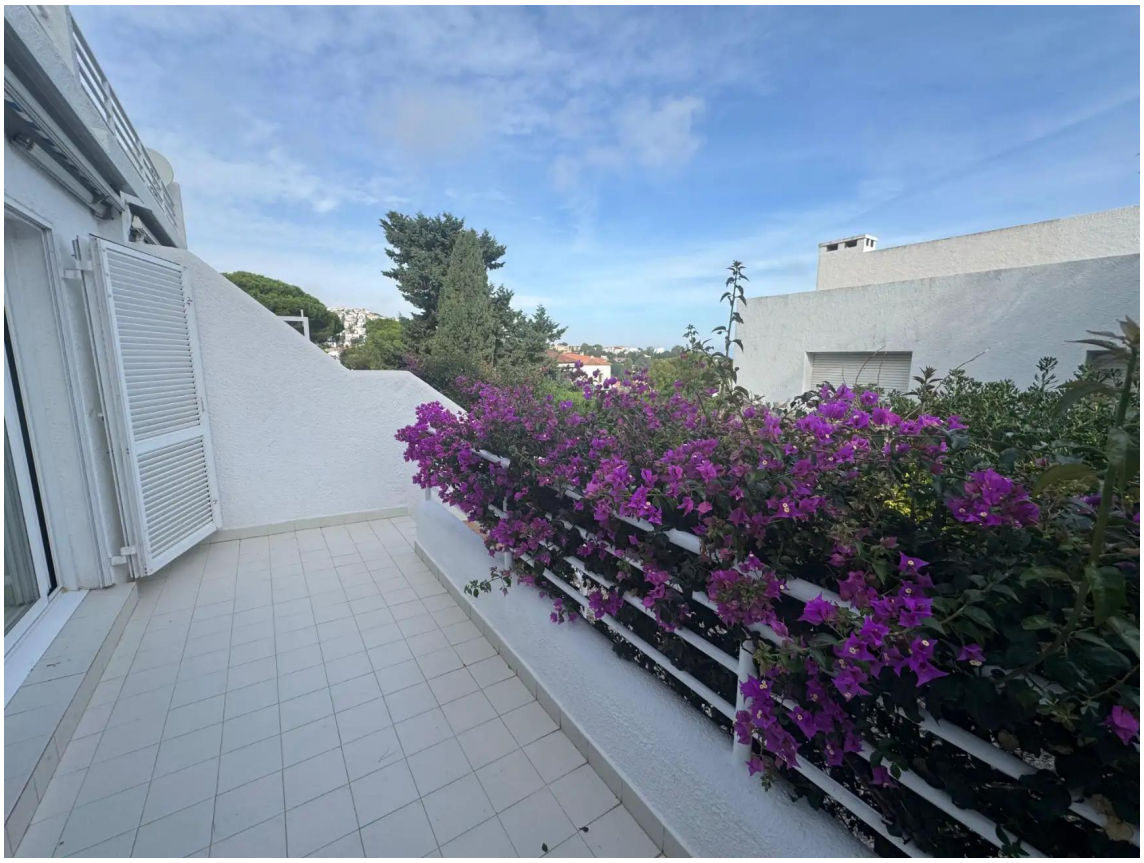
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