



## Cozy apartment for sale 100 meters from the beach with tourist license - Port de Llançà

We present you this charming apartment located in the coveted area of Port de Llançà, just 100 meters from the beach. A privileged location that allows you to enjoy the sea, shops, and restaurants without needing to use the car.

It has a tourist license.

The property is in a recently built building, from 2006, ensuring a good condition of both the property and the facilities. It consists of a living-dining room with an open kitchen, creating a comfortable and functional space, two bedrooms (one double and one single), and a full bathroom. Ideal for both a permanent residence and to enjoy your holidays on the Costa Brava.

Additionally, it has air conditioning with heat pump, ensuring comfort throughout the year.

An excellent investment opportunity in one of the most desired areas of Llançà!

Transaction	Sale
Category	Apartment
Surface area	55 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom
Terrace	Surface area
Air conditioning	Yes
Lift	Yes
Furnished	Yes

**165.000 €**











