



## Luxury contemporary villa for relaxation on the Costa Brava, with tourist license

This spectacular villa, located just a stone's throw from Platja d'Aro, has been designed as a sanctuary of comfort, ideal for year-round living or as a second home. This house has a tourist license, making it suitable for holiday rentals.

Upon entering, the interior is striking for its open and luminous design. A spacious 70 m<sup>2</sup> living-dining room flows seamlessly into a designer kitchen, creating the social heart of the home: an open-plan space where conversations flow freely and natural light takes center stage.

The property offers four main bedrooms and an additional multipurpose room, ensuring that every family member or guest finds their own private retreat. The master suite is particularly generous, featuring a very large dressing room, similar to a single bedroom.

The exterior is a private oasis designed for sensory enjoyment. Bathed in the

Price: **750.000 €**

Empordà sunshine, the 9x4m swimming pool and jacuzzi invite complete relaxation. The spacious covered porch, equipped with a barbecue area, becomes the ideal setting for al fresco dining and long after-dinner conversations that capture the essence of summer.

The location is undoubtedly one of its strongest points. Situated less than 1.5 km from the center of Platja d'Aro, the villa allows you to enjoy exclusivity without sacrificing proximity to the most beautiful coves in the area, such as Cala Rovira, Cala del Pi, and Cala Belladona. Furthermore, the possibility of walking along the legendary coastal path invites you to discover the wildest and most beautiful corners of the Catalan coast.

Property condition: Perfect

Living Area: 176 sqm

Built Area: 217 sqm

Year of Construction: 2004

Energy Efficiency Certificate (EPC):

Consumption: E 199 kWh/sqm year

Emissions: E 44 kg CO<sub>2</sub>/sqm year

EPC Registration Number: 700NKZWT2 valid until 02/07/2035

Habitability Certificate: CHG00871925001

API Number: 881

AICAT Registration Number: 12800

Not included in the price: ITP (Property Transfer Tax - current rate in Catalonia), notary and registry fees according to official rates.

Fees: Real estate agent fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	217 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Swimming pool:	Yes
Land:	695 m <sup>2</sup>		