



HOUSE IN GOLF COSTA BRAVA

EXCLUSIVE APIALIA COSTA BRAVA.

Magnificent property overlooking the Costa Brava golf course. Located just 10 minutes from the beaches, this house is characterized by its unique 3,000 m² flat plot, with views of the mountains and the 4th hole, as well as its authenticity and comfort.

It comprises:

- An entrance hall
- A living room with a fireplace and access to a 70 m² covered terrace
- A bright and spacious dining room
- A separate kitchen
- A guest toilet
- Two double bedrooms
- A full bathroom

Price: **860.000 €**

A suite with ensuite bathroom and shower

On the first floor:

A bedroom with access to the terrace

In the basement:

Two storage rooms

A multipurpose room currently used as a billiards room

A laundry room

The house has gas heating, a large garage, and double-glazed windows.

A flat, wooded garden with plenty of privacy and a large swimming pool.

An exclusive property with character, history, easy maintenance, and exceptional views.

Don't miss out on this unique property and come visit it by contacting us right now. The Golf Costa Brava urbanisation in Santa Cristina d'Aro, Girona, is an exclusive residential area surrounded by nature. The properties are primarily luxury villas with private gardens and swimming pools, combining modern and Mediterranean architecture. The urbanisation offers exclusive services and high security, creating a privileged and tranquil environment.

Santa Cristina d'Aro, located on the Costa Brava in Girona, stands out for its natural surroundings between the Gavarres mountains and the Ardenya massif.

Property condition: In need of renovation

Net floor area: 244.05 m²

Built area: 335 m²

Energy Efficiency Certificate (EPC):

Consumption: E 260 kWh/sqm per year

Emissions: F 66 kg CO₂/sqm per year

EPC Registration number: R1KP9YJ0R

Occupancy Certificate: CHG00145726001

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.

Location: Located in a stressed market zone.

Large property owner: No

Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.

Fees: Real estate agency commissions are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Avenida MONTSERRAT, Santa Cristina d'Aro, Baix	Built area:	360 m ²

Useful area: Empordà
244 m²
Condition:
Bathrooms: 3 bathrooms
Plot: 3.000 m²

Occup. cert.:
Rooms: 4
Parking: Yes