



Beautiful contemporary house 5 minutes from Platja d'Aro

Apialia Exclusive

Located in the Mas Ros urbanization, this 2018 construction is characterized by its brightness and high-quality finishes.

It is laid out as follows:

Entrance hall

Living room with access to a large terrace overlooking the pool and garden.

Open-plan kitchen.

2 double bedrooms

1 bathroom

1 single bedroom (currently used as an office)

1 double bedroom suite with bathroom and dressing room

1 30 m² garage (for 1 car and 2 motorcycles)

Price: **790.000 €**

In the basement:
A wine cellar

All windows are double-glazed aluminum with electric shutters, oil-fired boiler, fireplace insert, automatic watering system, alarm, crawl space, etc.

A beautifully constructed house on a landscaped and easy-to-maintain plot, enjoying sunshine all day long. A rare and exclusive property, 5 minutes from Platja d'Aro and the magnificent beaches of the Costa Brava.

Property condition: Perfect, semi-new

Net floor area: 158.06 m²

Built area: 189.12 m²

Energy Efficiency Certificate (EPC):

Consumption: B 61 kWh/sqm per year

Emissions: C 14 kg CO₂/sqm per year

EPC Registration number: KWR7XWVLL

Occupancy Certificate: CHG00923619001

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.

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| Transaction: | Sale | Category: | Villa |
| Situation: | Avets, Castell-Platja d'Aro, Baix Empordà | Built area: | 175 m ² |
| Useful area: | 158 m ² | Occup. cert.: | |
| Condition: | | Rooms: | 4 |
| Bathrooms: | 2 bathrooms | Parking: | Yes |
| Terrace: | Yes | Swimming pool: | Yes |
| Plot: | 965 m ² | | |