ref. CBF4846



EXCLUSIVE APIALIA COSTA BRAVA. Independent modern house built in 2021 with stunning sea views. This house is situated in a quiet residential development just 5 minutes' drive from Platja d'Aro. The villa is set over three floors: the ground floor features a spacious double garage, a cinema room, and the elevator. On the first floor, there are three double bedrooms (one en-suite), all with magnificent sea views and a full bathroom. On the second floor, you will find the main living space with a designer kitchen, open-plan living and dining area, with access to the terrace and pool, plus an additional large terrace with optional shade. There is also the master bedroom en-suite, an additional bathroom, and the laundry room, with direct access to the garden. One-level living with incredible sea views! The terrace around the pool also has space for sun loungers, a BBQ and outdoor dining, a jacuzzi, and the pool maintenance room. Underfloor heating and air conditioning throughout the villa, and sun all day in the pool area. This is a practical and very well-designed house, perfect for full-time living or as a luxury home away from home.

Platja d'Aro, located in the heart of the Costa Brava, is one of the most popular tourist centers in the Mediterranean.

Price: **1.750.000 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

Property condition: Excellent, good condition
Net floor area: 190.60 m²
Built area: 352 m²
Land area: 896 m²
Energy Efficiency Certificate (EPC):
Consumption: B 74 kWh/sqm per year
Emissions: B 12 kg CO?/sqm per year
EPC Registration number: VYVDHY01G
Occupancy Certificate: CHG00441121002
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:	Llentiscle, Castell-Platja d'Aro, Baix Empordà	Built area:	352 m^2
Useful area:	190 m^2	Condition:	
Rooms:	4	Bathrooms:	4 bathrooms
Parking:	Yes	Plot:	896 m^2
Lift:	Yes		