ref. CBF6078



Modern villa with sea views in Platja d'Aro

EXCLUSIVE PRODUCT BY APIALIA COSTA BRAVA. This beautiful modern villa is the perfect investment for you. The house, built in 2020, has everything you need for practical living. The home is equipped with an elevator, although you can live on a single floor. The layout includes the main floor, with 1 double en-suite bedroom, a spacious kitchen, and a lounge area with access to a beautiful terrace where you can jump into the pool and enjoy life on the Costa Brava. On the lower floor, there are 2 more bedrooms, 1 bathroom, and 2 large rooms currently used as a sewing room and a carpentry workshop. These could easily be converted into additional bedrooms. The property features a carport where you can park several cars. The house itself is surrounded by green areas, giving you a sense of open yet private space. Low-maintenance garden and low cost of living (Solar and Aerothermal).

Platja d'Aro, located in the heart of the Costa Brava, is one of the most popular destinations in the Mediterranean. It combines a rich historical heritage with a modern and dynamic atmosphere.

Price: **885.000 €**

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: Perfect (renovated)
Net floor area: 187.03 m²
Built area: 418 m²
Land area: 1016 m²
Energy Efficiency Certificate (EPC):
Consumption: A 32 kWh/sqm per year
Emissions: A 5 kg CO?/sqm per year
EPC Registration number: 48B160Q1P
Occupancy Certificate: CHG0078072000
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:	Calle de les Oliveres, Platja d'Aro, Baix Empordà	Built area:	418 m^2
Useful area:	187 m^2	Condition:	Perfect condition
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Plot:	1.016 m^2