ref. 3044



EXCLUSIVE APIALIA COSTA BRAVA. Located in the prestigious Golf Costa Brava urbanization in Santa Cristina d'Aro, this charming and spacious detached villa is ideal for those seeking comfort, tranquility, and total privacy.

The property sits on a generous plot of over 2,000 m², surrounded by vegetation and featuring a beautiful private swimming pool.

On the ground floor, you will find a large entrance hall, a spacious living room with a fireplace and several cozy seating areas, a fully equipped kitchen with a laundry room, a guest toilet, and a spacious bedroom with an adjoining walk-in closet and en-suite bathroom with bathtub and separate shower. From the living room and the bedroom, there is access to a lovely covered terrace, perfect for enjoying the shade and the pool in total privacy.

The upper floor features a large landing with access to a terrace. This multifunctional space can easily be converted into an additional bedroom, office, studio, or hobby room. Additionally, this floor has two large double bedrooms, both with private en-suite shower rooms. One of them includes a private balcony.

Price: **735.000 €**

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

The garage has capacity for one car and there is also a covered parking space. Adjacent to the garage is a separate technical room for the heating system. The garden is a green oasis with mature vegetation, trees, and plenty of undeveloped space.

Additional Features
Private pool with total privacy
Oil-fired central heating
Air conditioning in living room and bedrooms
Double-glazed PVC windows
Fitted wardrobes in all bedrooms
Automatic garden irrigation
Large plot of over 2,000 m²
Located in an exclusive golf urbanization

Property Details
Condition: original, good
Living area: 257 m2
Built area: 364 m2
Year of construction: 1992
Energy Performance Certificate (EPC): E, 224 kWh/m²
Emissions: E, 49 kg CO2/m²
EPC registration: JNSF4B914
Habitability Certificate: CHG00500526001
Located in a stressed housing zone (zona tensionada).
Not included in the price: property transfer tax (ITP), notary fees, and land registry fees.
Fees: real estate agent commissions are included in the sale price.
API Number: 881-GI.
AICAT: 12800 Costa Brava Realty S.L.

Transaction:	Sale	Category:	Villa
Situation:	Avenida del Canigó, Santa Cristina d'Aro, Baix Empordà	Built area:	364 m^2
Useful area:	215 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Plot:	2.083 m^2