ref. IM-01640



Stunning villa with pool and views to enjoy the Mediterranean lifestyle

APIALIA COSTA BRAVA EXCLUSIVE. Discover this magnificent property, meticulously maintained and located in a privileged setting, ideal both as a primary residence or a holiday home.

The property is distributed over three floors, boasting an excellent layout with bright and spacious rooms:

The main floor features a cozy living-dining room, a fully equipped kitchen, a bedroom, a full bathroom, a guest toilet, and a laundry room.

The first floor offers three bedrooms and two full bathrooms. A standout feature is its large glass-enclosed terrace with stunning views, alongside an additional room perfect for use as a dining area, home office, or relaxation zone.

The semi-basement floor includes a garage, a utility/service room, a bathroom, and

Price: **1.245.000 €**

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a laundry area. This floor also hosts a practical self-contained studio with a bedroom, a small living area with a kitchenette, a bathroom, and direct access to the terrace and pool area—perfect for guests.

The main and first floors are connected by an internal staircase, while the studio retains independent access for enhanced privacy.

Outside, the property offers a lovely landscaped garden and a swimming pool located on the lower section of the plot, perfect for enjoying the Mediterranean climate all year round.

Features and qualities:

Recently renovated kitchen and bathrooms
Oil central heating
Air conditioning
Excellent state of repair

A unique property combining comfort, spaciousness, and versatility in an unbeatable location.

Property Condition: Perfect, recently renovated.
Net Internal Area: 250 m²
Gross Built Area: 365 m²
Energy Performance Certificate (EPC):
Consumption: E 183 kWh/m² year
Emissions: E 47 kg CO2/m² year
EPC Registration Number: XXRRVSG3G
Certificate of Occupancy: CHG00851222001
API Number: 881
AICAT Registration Number: 12800 Costa Brava Realty S.L.
Located in a rent-controlled / high-demand zone.
Not included in the price: Property Transfer Tax (ITP at the current rate in Catalonia), notary, and land registry fees.
Agency Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Siena, Calonge, Baix Empordà	Built area:	365 m^2
Useful area:	250 m^2	Condition:	Perfect condition
Rooms:	5	Bathrooms:	5 bathrooms
Parking:	Yes	Swimming pool:	Yes
Plot:	3.410 m^2		