ref. 3101



Exclusive Apialia Costa Brava. Spacious 5-bedroom, 3-bathroom villa with private pool and endless potential in the sought-after residential area of Treumal de Dalt, between Platja d'Aro and Calonge.

Set in a prime location within the Treumal de Dalt development, this charming Mediterranean villa blends authentic Spanish character with the relaxed outdoor lifestyle of the Costa Brava. Featuring a generous layout with five bedrooms, three bathrooms, and a large garden with a private swimming pool, this property is ideal as a comfortable family home, holiday retreat, or a welcoming residence for entertaining guests.

Living with Views and Mediterranean Charm

The villa is arranged over two levels. At street level, an entrance hall leads into the main living room. Offering open views over the surrounding hills and partial sea views, it provides a bright and scenic backdrop every day.

The living room features an efficient wood-burning stove for cozy winter evenings,

Price: **695.000 €**

**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

opening onto an enclosed sunroom where you can enjoy the views in comfort year-round. The dining area connects directly to the kitchen, where most appliances were replaced in 2025.

This floor also comprises two bedrooms—including a generous double—and a bathroom renovated around ten years ago. Both bedrooms open directly onto the covered terrace.

Additional Space and Comfort on the Ground Floor

The ground level features three bedrooms, one with an en-suite bathroom. There is also an additional bathroom (completed in 2025) fitted with a compact kitchenette.

All three bedrooms on this floor offer direct access to the garden. This layout is especially versatile for large families, visiting guests, or creating an independent guest suite.

In total, the home provides five bedrooms and three bathrooms across both levels.

Outdoor Living in Mediterranean Style

The garden provides a private sanctuary to enjoy the sunny climate. A large private swimming pool of approx. 42 m² is ideal for cooling off on warm summer days, while the covered terrace offers a shaded setting for al fresco dining and entertaining.

The property includes ample off-street parking for multiple vehicles, alongside a single-car garage currently set up as a workshop and playroom (easily restored to a garage by fitting a standard garage door).

Key Features:

Private swimming pool (approx. 42 m²)

Open mountain views and partial sea views

Wood-burning fireplace (high-efficiency cassette/stove) in the living room

Air conditioning in the living room and enclosed terrace

Fitted wardrobes

Kitchen appliances mostly renewed in 2025

Mixed window frames (wood and low-maintenance synthetic/PVC) with double glazing in parts

Note regarding heating: The central heating system is oil-fired (gasoil). The current boiler has been inactive for several years; upgrading or replacing it is advised.

A spacious villa with panoramic views and significant potential on the Costa Brava.

Property condition: Good

Living area: 188 m²

Built area: 231 m²

Year of construction: 1991

Energy Performance Certificate (EPC):

Energy consumption: E (154 kWh/m²/year)

Emissions: D (33 kg CO?/m²/year)

EPC Registration number: P420JDD8F

Not included in the sale price: Property Transfer Tax (ITP, according to the current rate in Catalonia), notary fees, and Land Registry fees. Real estate agency fees are included in the asking price.

API No.: 0881-GI | Register No.: 12800

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|---|---|---|---|
| Transaction: | Sale | Category: | Villa |
| Situation: | Avenida Barcelona, Sant Antoni de Calonge, Baix Empordà | Built area: | 231 $m^2$ |
| Useful area: | 188 $m^2$ | Condition: | Good condition |
| Rooms: | 5 | Bathrooms: | 3 bathrooms |
| Parking: | Yes | Utility room/area: | Yes |
| Swimming pool: | Yes | Plot: | 1.098 $m^2$ |