



## Villa for sale in Santa Cristina d'Aro

Golf Costa Brava

EXCLUSIVE APIALIA COSTA BRAVA.

Magnificent property with views over the Costa Brava golf course. Located just 10 minutes from the beaches, this house stands out for its unique 3,000 m<sup>2</sup> flat plot, with mountain views and overlooking hole 4, as well as for its authenticity and comfort.

It consists of: entrance hall, living room with fireplace and access to a 70 m<sup>2</sup> covered terrace, very bright and spacious dining room, separate kitchen, 1 guest toilet, 2 double bedrooms, 1 full bathroom, and 1 suite with private bathroom and shower.

On the first floor there is 1 bedroom with access to a terrace.

In the basement: 2 storage rooms, 1 multipurpose room currently used as a billiard room, and 1 laundry-type room.

The house features gas heating, a large garage, and double-glazed windows.

A flat, wooded garden with great privacy and a large swimming pool.

An exclusive property with character, history, easy maintenance, and exceptional

Price: **895.000 €**

views. Don't miss this unique opportunity and contact us to arrange a viewing. The Golf Costa Brava residential area in Santa Cristina d'Aro is an exclusive community surrounded by nature, featuring luxury villas with private gardens and pools, offering a peaceful and secure environment. Santa Cristina d'Aro, located on the Costa Brava in Girona, is known for its natural surroundings between the Gavarres hills and the Ardenya massif, close to beaches such as Sant Feliu de Guíxols, S'Agaró (Sant Pol), Platja d'Aro, and Cala Sa Conca, and about 30 minutes from Girona Airport.

Location: Golf Costa Brava

Condition: Good condition

Built area: 360m<sup>2</sup>

Usable area: 244m<sup>2</sup>

Energy Efficiency certificate reference: R1KP9YJ0R

Certificate of Occupancy reference: CHG00145726001

Applicable taxes not included in the sale price (ITP or IVA + AJD): Current rate

Notary and Land Registry fees not included in the sale price: According to official tariffs

AICAT Registration Number: 12007

API Number: 1154

Transaction:	Sale	Category:	Villa
Situation:	Santa Cristina d'Aro, Baix Empordà	Built area:	360 m <sup>2</sup>
Useful area:	244 m <sup>2</sup>	Occup. cert.:	
Condition:		Bedrooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Plot:	3.000 m <sup>2</sup>		