



## Villa for sale in Castell-Platja d'Aro

Beautiful contemporary house 5 minutes from Platja d'Aro

Exclusive Apialia Costa Brava

Contemporary single-storey house just 5 minutes from Platja d'Aro. Located in the Mas Ros residential area, this 2018 construction stands out for its brightness and high-quality finishes.

The layout is as follows: entrance hall, living room with access to a large terrace overlooking the pool and garden, open-plan kitchen, 2 double bedrooms, 1 bathroom, 1 single bedroom (currently used as an office), 1 double bedroom with en-suite bathroom and dressing room, and a 30 m<sup>2</sup> garage (for 1 car and 2 motorbikes).

In the basement: wine cellar.

All windows are aluminium with double glazing and electric shutters, oil heating system, fireplace, automatic irrigation system, alarm, storage room, etc.

A well-built home on a landscaped, low-maintenance plot, enjoying sunlight all day long.

An exclusive and unique property, just 5 minutes from Platja d'Aro and the

Price: **790.000 €**

magnificent beaches of the Costa Brava.

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

Transaction:	Sale	Category:	Villa
Situation:	Avets, Castell-Platja d'Aro, Baix Empordà	Built area:	175 m <sup>2</sup>
Useful area:	158 m <sup>2</sup>	Occup. cert.:	CHG00923619001
Condition:	Good condition	Bedrooms:	4
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Plot:	965 m <sup>2</sup>