



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

Sea views

Apialia Costa Brava exclusive

Modern detached house built in 2021 with stunning sea views. This home is located in a residential development just a 5-minute drive from Platja d'Aro.

The villa is arranged over three floors: the ground floor features a spacious double garage, a cinema room, and an elevator. On the first floor, there are three double bedrooms (one of them en suite), all with magnificent sea views, and a full bathroom.

On the second floor is the main living space, with a designer kitchen and an open-plan living and dining area, with access to the terrace and pool, as well as a large additional terrace with optional shading. This level also includes the master bedroom en suite, an additional bathroom, and a laundry room with direct access to the garden.

Single-level living with incredible sea views! The poolside terrace also offers space for sun loungers, a barbecue, and outdoor dining, as well as a jacuzzi and a pool maintenance room.

Price: **1.750.000 €**

Underfloor heating and air conditioning are installed throughout the villa, and the pool area enjoys sunshine all day. This is a practical and very well-designed home, perfect for full-time living or as a luxurious home away from home. Platja d'Aro, located in the heart of the Costa Brava, is one of the most popular resorts on the Mediterranean.

Location: Cim d'Aro

Condition: Good condition

Built area: 343m<sup>2</sup>

Usable area: 190m<sup>2</sup>

Energy Efficiency certificate reference: VYVDHY01G

Certificate of Occupancy reference: CHG00441121002

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:	Castell-Platja d'Aro, Baix Empordà	Built area:	343 m <sup>2</sup>
Useful area:	190 m <sup>2</sup>	Occup. cert.:	
Condition:		Bedrooms:	4
Bathrooms:	4 bathrooms	Parking:	Yes
Plot:	899 m <sup>2</sup>	Lift:	Yes