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ref. 3044



Villa for sale in Sta. Cristina d'aro

Urbanización Golf Costa Brava

APIALIA COSTA BRAVA EXCLUSIVE.
Located in the prestigious Golf Costa Brava residential area in Santa Cristina d'Aro, this charming and spacious detached villa is ideal for those seeking comfort, tranquility, and complete privacy.
The property sits on a large plot of over 2,000 m², surrounded by greenery and featuring a beautiful private swimming pool.
On the ground floor, you will find a spacious entrance hall, a large living room with a fireplace and several cozy seating areas, a fully equipped kitchen with utility room, a guest toilet, and a spacious bedroom with an adjoining dressing room and en-suite bathroom with bathtub and separate shower.
From the living room and bedroom, there is access to a beautiful covered terrace, perfect for enjoying the shade, peace, and swimming pool with complete privacy during the warm summer months.
The upper floor features a spacious landing with access to a terrace. This multifunctional space offers excellent possibilities to easily convert it into an

Price: **735.000 €**

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St. Antoni de Calonge · Girona

additional bedroom, office, studio, or leisure room. In addition, this floor includes two spacious double bedrooms, both with private bathrooms with showers. One of them also has a private balcony.
The garage has space for one car, and there is also a covered parking space. Next to the garage, there is an independent technical room for the heating system.
The garden is a true gem: a green oasis with mature vegetation, trees, and plenty of undeveloped space, allowing you to enjoy the Mediterranean outdoor lifestyle in complete peace and privacy.
Additional features: private swimming pool with complete privacy, oil-fired central heating, air conditioning in the living room and bedrooms, double-glazed PVC windows, built-in wardrobes in all bedrooms, and automatic garden irrigation.
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 rates

Transaction:	Sale	Category:	Villa
Situation:	Av. del Canigó, Santa Cristina d'Aro, Baix Empordà	Built area:	359 m^2
Useful area:	215 m^2	Condition:	Good condition
Bedrooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Air conditioning:	Yes	Plot:	2.083 m^2