



Villa for sale in Sant Antoni de Calonge

In the Treumal de Dalt residential estate

EXCLUSIVE APIALIA COSTA BRAVA.

Located in the exclusive Treumal de Dalt residential area, between Platja d'Aro and Sant Antoni de Calonge, this elegant contemporary villa, built in 2021, stands out for its modern architecture, clean lines, spacious interiors and excellent connection between indoor and outdoor spaces.

The house features three double bedrooms and three bathrooms. Two of the bedrooms have en-suite bathrooms with showers, while the third bathroom is equipped with a bathtub. Thanks to its generous dimensions, one of the bedrooms could easily be reconfigured to create a fourth bedroom.

The spacious living-dining room opens onto a modern open-plan kitchen and features large sliding doors that flood the space with natural light while offering unobstructed views of the surrounding area.

Outside, there is a large terrace and a private heated saltwater swimming pool, surrounded by a beautifully landscaped garden arranged over different levels and equipped with an automatic irrigation system.

Price: **1.450.000 €**

The property enjoys a peaceful setting, privacy and open views. For year-round comfort, the house has natural gas underfloor heating throughout and split air conditioning in the living room and bedrooms.

The property is completed by a spacious garage with capacity for 2 large cars plus bicycles/motorcycles, as well as a separate utility room and plant room.

A bright, contemporary and functional villa, built in 2021, ideal as either a permanent residence or a second home, located in one of the most attractive areas of the Costa Brava, just a few minutes from the beaches of Platja d'Aro and Sant Antoni de Calonge.

Main features:

- Built in 2021
- Contemporary architecture and modern design
- 3 double bedrooms (2 with en-suite bathrooms)
- Possibility of creating a 4th bedroom
- Private heated saltwater swimming pool
- Unobstructed views
- Underfloor heating
- Split air conditioning in the living room and bedrooms
- Spacious terraces
- Garage for 2 large cars + bicycles/motorcycles
- Large sliding doors and open-plan spaces
- Excellent indoor-outdoor connection

Not included in the price: Property Transfer Tax, notary fees or Land Registry fees.
Agency fees: The real estate agent's fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Maragda, Sant Antoni de Calonge, Baix Empordà	Built area:	333 m ²
Useful area:	155 m ²	Condition:	Good condition
Bedrooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Air conditioning:	Yes
Plot:	813 m ²		