



Villa for sale in Sant Antoni de Calonge

Located in the exclusive Treumal de Dalt residential area

Exclusive to Apialia Costa Brava: A spacious villa with 5 bedrooms, 3 bathrooms, a private pool, and a wealth of possibilities, located in the popular Treumal de Dalt residential area, between Platja d'Aro and Calonge.

Situated in a prime spot within the Treumal de Dalt development, this charming Mediterranean-style villa blends authentic Spanish architecture with the Costa Brava's signature outdoor lifestyle. With its generous layout, five bedrooms, three bathrooms, and an expansive garden featuring a private pool, this property offers endless potential—whether as a comfortable family home, a second residence, or a welcoming retreat for hosting friends and family.

Mediterranean charm with stunning views:

The villa is spread over two floors. At street level, you enter into a spacious foyer that leads into the living room. Thanks to the impressive, unobstructed views of the surrounding mountains and partial sea views, you will enjoy a truly special setting

Price: **695.000 €**

every single day.

The living room features a fireplace, creating a cozy atmosphere during the cooler months. Adjoining it is an enclosed terrace, where you can sit back and take in the scenery, even in the middle of winter. The kitchen is accessible via the dining area; most of its appliances were updated in 2025.

This level also includes two bedrooms—one of which is a large double—and a bathroom that was renovated approximately ten years ago. Both bedrooms offer direct access to the covered terrace.

Additional space and comfort on the lower level:

The lower floor houses three bedrooms, one of which includes an en-suite bathroom. There is also a second bathroom—completed in 2025—along with a small kitchenette.

All three bedrooms on this floor have direct access to the garden. This layout offers excellent flexibility for large families, guests, or the creation of a more independent living space.

In total, the villa comprises five bedrooms and three bathrooms, distributed across both levels.

Enjoy the Mediterranean outdoor lifestyle:

The garden offers a delightful setting to fully embrace outdoor living. A large private swimming pool (approximately 42 m²) invites you to cool off on warm summer days, while the covered terrace provides an ideal space for al fresco dining, relaxing, or socializing.

The property includes ample parking space for several vehicles. Additionally, there is a garage for one car, currently set up as a workspace or playroom; it could easily be converted back into a garage by reinstalling a garage door.

Features:

- Private swimming pool (approx. 42 m²)
- Unobstructed mountain views and partial sea views
- Fireplace (high-efficiency wood-burning stove) in the living room
- Covered terrace with air conditioning
- Air conditioning in the living room
- Built-in wardrobes
- Kitchen appliances mostly updated in 2025
- Partially double-glazed windows
- A mix of wooden and synthetic window frames

Important note regarding heating: The central heating system runs on heating oil (gasoil). The current boiler has not been used for years; it is recommended that a new one be installed.

A spacious villa with great views and significant potential on the Costa Brava.

Not included in the price: Property Transfer Tax (based on the current tax rate in Catalonia), notary fees, and Land Registry registration fees, in accordance with applicable rates.

Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Avenida Barcelona, Sant Antoni de Calonge, Baix Empordà	Built area:	231 m ²
Useful area:	188 m ²	Condition:	Good condition
Bedrooms:	5	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	1.098 m ²