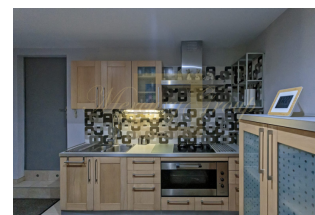
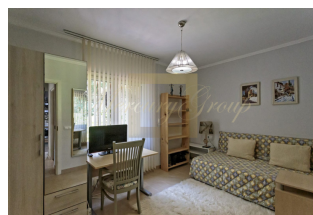




Villa with 8 bedrooms in Playa de Aro, Costa Brava, Spain.

Spain, Costa Brava

Price:	€ 1 680 000
Object type	House
House type	Detached house
Market	Resale
Reconstruction date	2015
Year built	1974
Bedrooms	8
Land area	1280 m2
Area	440 m2
Category	For sale



Two-storey Mediterranean-style villa with 8 bedrooms, located in the prestigious area of Playa de Aro, Costa Brava, Spain. Each floor of the villa boasts its own independent entrance, ensuring privacy and convenience for residents and guests alike. Additionally, the villa holds a tourist license. By purchasing this villa, you are not only buying property in Spain, but also investing in a real, working and profitable business. The villa has been an excellent rental for many years and has an excellent rating among travelers on AirBNB (average rating 4.86 out of 5) and Booking.com (rating 9.5 out of 10).

Total house area - 440 m2.

Plot area - 1,280 m2.

8 bedrooms.

5 bathrooms.

Year of construction - 1974, major renovation - 2015, cosmetic renovation - 2024.

Distribution of space across the floors.

Ground floor:

Used for residence by the owners of the house.

3 cozy bedrooms, 2 bathrooms.

Spacious office that can be used as a salon.

Fully equipped kitchen.

Dining room.



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Wardrobe.

Huge garage for 2 cars.

Pantry.

From the dining room there is access to a covered terrace with barbecue and summer kitchen, with access to a cozy seating area where you can enjoy nature and the company of friends or family.

The heating in this part of the house is gas, and the gas boiler is located in the garage, which provides warmth and comfort at any time of the year.

Top floor:

This part of the house is used for short-term rentals.

5 bedrooms; the windows of two bedrooms overlook the garden, and the other three bedrooms have views of the city. One of the bedrooms has access to a private terrace. One of the bedrooms, which has a fireplace, can be converted into an office.

3 bathrooms.

Salon - dining room - living room with access to a spacious open terrace.

Separate kitchen.

All bedrooms have air conditioners that operate to cool or heat the air.

In the territory:

Garden with fountain and fruit trees.

Patio, barbecue.

Outdoor parking spaces can accommodate 7 or more cars.

There is a separate area for washing and drying clothes.

There is a project for installing a swimming pool approved by the mayor's office. The extension to the house has all the necessary connections for equipping a bathhouse or sauna.

Additional Information.

The villa is located on a quiet dead-end street, where there is no unnecessary traffic, which makes the place especially calm and safe. The neighbors here are friendly and decent people.

The house has special privacy: the garden and recreation areas remain invisible to neighbors, which creates a feeling of privacy and tranquility.

The house offers views of the city, golf course, surrounding forests and mountains. From the entrance porch to the top floor you can see the sea.

This villa is conveniently located near the city center. The Friday market is only about 500 meters or 5 minutes' walk away. And if you want to walk to the city beach of Playa de Aro, it will take you only 15-17 minutes, and by car you can reach it in just 5 minutes. Everything you need is within walking distance: 5 supermarkets, a market, clothing stores from luxury brands, cozy cafes and restaurants, children's playgrounds, as well as a city clinic and medical center.

The nearest airport, Girona - Costa Brava, is 31 km from the house (29 minutes by car). Distance to Barcelona Airport is 122 km (1 hour 15 minutes drive).

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