



**Villa with panoramic sea views, Playa de Aro, Costa Brava, Spain**

*Spain, Costa Brava*

<b>Price:</b>	<b>€ 795 000</b>
<b>Object type</b>	House, Twin Houses, Commerce property, Investment project
<b>House type</b>	Detached house
<b>Market</b>	Resale
<b>Year built</b>	2007
<b>Bedrooms</b>	3
<b>Land area</b>	2183 m2
<b>Area</b>	295 m2
<b>Category</b>	For sale



Classic villa with panoramic sea views in the prestigious urbanization of Mas Nou in Playa de Aro, on the Costa Brava coast of Spain. Comfortable planning of the house is provided by the division into two main floors, fundamentally different in purpose. The house is bright, surrounded by a small garden with terraces (half of the plot is not processed, it can be used to build a second house). Excellent views of the sea from the swimming pool and lawn next to it, as well as from all terraces of the house. Panoramic windows. Plumbing and finishing from leading Spanish brands (Roca, Porcelanosa, Zirconio). The height of the stone fence is 1.30 m. There is a programmable watering system in the garden.

House area - 295 m2.  
 Land area - 2183 m2.  
 3 bedrooms.  
 2 bathrooms and 1 toilet.  
 Year of construction - 2007.

Distribution of space by floors:

Main floor: main entrance, entrance hall, living room with modern and fully equipped kitchen with bar counter (natural stone worktop) and Miele, Liebherr, Bosch appliances; toilet, master bedroom with dressing room and bathroom with bathtub, two bedrooms with fitted wardrobes and a bathroom with a bath, sea views and terrace access from all bedrooms and the living room.

Lower floor: garage for 2-3 cars, a large machinery room, a laundry room.



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The nearby Mediterranean resort town of Playa de Aro has gained worldwide recognition as a popular tourist destination for families due to its magnificent coastline with picturesque bays and beautiful sandy beaches. The city has everything you need - supermarkets, banks, pharmacies, medical centers, a variety of shops and restaurants, children's entertainment centers, gyms. The surrounding region is rich in its cultural and historical heritage.

The distance to the beach in Playa de Aro is 4 km (8 minutes by car). Girona Airport is 46 km away (34 minutes by car). Barcelona Airport is 121 km away (1 hour 22 minutes by car).

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