



**Luxury three-level villa, Santa Cristina de Aro, Costa Brava, Spain**

*Spain, Costa Brava*

<b>Price:</b>	<b>€ 1 395 000</b>
<b>Object type</b>	House
<b>Market</b>	Resale
<b>Year built</b>	1991
<b>Bedrooms</b>	4
<b>Land area</b>	1987 m2
<b>Area</b>	746 m2
<b>Category</b>	For sale



Luxury three-level villa with views of the mountains and valley, located in the residence of Les Teules, Santa Cristina de Aro, Costa Brava, Spain.

Materials of the highest quality were used during construction, finishing materials and plumbing from leading manufacturers in Italy, Spain and Germany. The windows are made of PVC-profile with double glazing, marble floors.

House area - 746 m2.  
 Land area - 1987 m2.  
 4 bedrooms + 1 office + 1 staff room.  
 4 bathrooms + 2 toilets.  
 Year of construction - 1991.

Distribution of space by floors:

Ground floor:

Summer kitchen-bar and SPA area (beautifully shaped heated pool, sauna, jacuzzi, gym with shower and toilet), dining room with fireplace, panoramic windows. Wine cellar. B-B-Q. Garage for 4 cars, large storage room, utility room for equipment and storage of tools. Exit to the garden.

First floor (main):

Spacious living-dining room with fireplace with access to a large terrace of 100 m2 overlooking the garden, a well-equipped kitchen (visually divided into two parts - for cooking and for breakfast), a bedroom-suite with a bathroom with jacuzzi and dressing room, 2 children bedrooms with shared bathroom with bath tube; guest bedroom with bathroom with bath tube and dressing room. A study (can be transformed into a bedroom). Guest toilet. There is an additional entrance to the kitchen through the staff room with laundry.



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**Second floor:**

Spacious multifunctional attic of 70 sq.m. (free space) with toilet.

Fitted wardrobes in many rooms.

Elevator. The floors are interconnected by a beautiful spiral staircase.

Modern heating system that uses diesel fuel, natural gas, as well as solar panels (altogether 20 panels are installed), which have enough power for heating domestic water and for partial heating of the house.

Own well with a storage tank of 50,000 liters for watering the garden.

Air conditioners.

Magnificent well-kept garden with a small pond with water lilies and fish, water cascade. In the garden there are palm trees, yucca, cacti, ornamental shrubs, flowers, fruit trees (lemons, nuts, olive). Automatic lawn watering system. Playground.

Satellite TV and Wi-Fi.

**Additional Information:**

The private urbanization Les Teules is located 1.8 km from the center of Santa Cristina d'Aro, 4.9 km from Sant Feliu de Guixols and 7 km from the beach. The famous Mediterranean resort town of Playa de Aro, well known for its luxurious shops and restaurants, as well as magnificent sandy beaches, is 6 kilometers from the villa (12 minutes by car). The location is very good, it offers views of the surrounding Vall d'Aro valley including the sea view. It is very quiet here; paved, immaculately groomed and well lit streets; CCTV cameras are installed at the entrance.

**Contacts:**

**Darja Kovalenok**

**GSM:** + 371 26595522

(Viber, WhatsApp)

**E-mail:** [daria@mgroup.lv](mailto:daria@mgroup.lv)