



**Modern villa with sea views, Playa de Aro - Calonge, Costa Brava, Spain.**

*Spain, Costa Brava*

<b>Price:</b>	<b>€ 2 200 000</b>
<b>Object type</b>	House
<b>House type</b>	New project
<b>Market</b>	New building
<b>Year of finishing:</b>	2021
<b>Year built</b>	2021
<b>Bedrooms</b>	4
<b>Number of rooms</b>	5
<b>Land area</b>	833 m2
<b>Area</b>	425 m2
<b>Category</b>	For sale



New modern villa with 4 bedrooms, with magnificent sea views, located in the prestigious area of Treumal, within walking distance from the beach, between the municipalities of Playa de Aro and Calonge, Costa Brava in Spain.

House area - 425 m2.

Land area - 833 m2.

4 bedrooms.

3 bathrooms + 1 toilet.

The year of construction is 2021.

Distribution of space by floors.

On the ground floor there are:

Large entrance hall with fitted wardrobes. A spacious bright living room with a fireplace, combined with a fully equipped kitchen (built-in Smeg appliances), with panoramic glazing, with access to the terrace and the pool. Guest room with private bathroom with shower. Utility room/laundry and guest toilet.

On the first floor there are:

Master bedroom with fireplace and private bathroom (with jacuzzi and shower) with access to the terrace. Two bedrooms with access to the terrace (currently one of them is used as a gym). Large comfortable dressing room. Bathroom with shower. The bedrooms have panoramic windows, built-in wardrobes. The terrace offers



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magnificent views of the sea, forest and city.

Equipment and comfort.

The latest technologies and luxury finishing materials were used during construction of this villa, high-quality equipment was installed.

All plumbing in the house is Villeroy Boch.

Diesel heating boiler, underfloor heating. Central air conditioning system.

Electric shutters, exclusive thermal packs with minimal heat loss and minimal UV penetration.

Smart home system controlled by a mobile phone.

Video surveillance around the perimeter of the entire territory of the house (burglar alarm with transmission of images from video cameras directly to the police).

Heated swimming pool 10x4m with seawater.

BBQ area by the pool.

Garage for 2 cars.

A wonderful garden with 20 fruit trees (pomegranate, grape, orange, grapefruit, lemon, peach, apricot and others), a small vegetable garden, several types of palm trees.

Easy to maintain high quality artificial turf in front of the pool. Behind the house is a natural lawn.

Automatic watering system.

Additional Information.

The villa has an excellent location in a quiet green area away from the noise of the city. The nearest beach is Platja Cala Cap Roig, just 300 meters away.

The center of the famous Mediterranean resort town of Playa de Aro, widely known among vacationers due to its magnificent coast with sandy beaches and picturesque bays, is located at a distance of 1.9 kilometers (4 minutes by car).

The nearest airport, Girona-Costa Brava, is 32.5 kilometers (29 minutes by car). Barcelona Airport is located 123 kilometers from the villa (1 hour 19 minutes drive).

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