



**Modern house in Fenals, Playa de Aro, Costa Brava, Spain.**

*Spain, Costa Brava*

<b>Price:</b>	<b>€ 1 400 000</b>
<b>Object type</b>	House, Twin Houses
<b>Market</b>	Resale
<b>Year built</b>	2003
<b>Bedrooms</b>	3
<b>Number of rooms</b>	5
<b>Land area</b>	1003 m2
<b>Area</b>	349 m2
<b>Category</b>	For sale



Solid modern duplex house in the prestigious area of Fenals in Playa de Aro, within walking distance to the sea, on the Costa Brava in Spain. The house has a great location, neighbors only on one side.

The area of the house is 349 m2.  
 The plot area is 1003 m2.  
 3 bedrooms + office.  
 3 bathrooms.  
 Year of construction - 2003.

Distribution of space by floors.

Ground floor:

Large bright hallway. Spacious living-dining room with fireplace and access to the garden and to the pool. Separate fully equipped kitchen. Bathroom with shower. Laundry/boiler room. Garage for 2 cars.

1st floor:

2 bedroom suites, each with its own bathroom. Study (can be transformed into a bedroom). One of the bedrooms and an office have access to a large terrace around the perimeter of the house overlooking the city and the sea. The second bedroom has access to a small cozy terrace.

Parquet floors.

All home appliances are of Bosch brand.

Air conditioners.

Gas heating.

Pool size 4 x 8 meters.



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Annual property tax (IBI) - 2200 Euro.

Additional Information.

The distance from the house to the Platja Gran beach of Playa de Aro is 1 kilometer, the walk to the beach will take you 12 minutes.

The center of Playa de Aro is located 900 meters from the villa, 8-10 minutes on foot. Here you will find everything you need - supermarkets, banks, branded luxury clothing stores, medical centers, gyms, playgrounds, Aquadiver water park; numerous bars, restaurants, discos.

The recently opened English International School Costa Brava in Playa de Aro is located just 550 meters from the house (no more than 1 minute by car).

For golf lovers there are evergreen courses of the prestigious Club Golf d'Aro - Mas Nou golf club, which is located 6 kilometers from the house (11 minutes drive).

Well, and your yacht can be waiting for you at the pier in the yacht club Club Nàutic Port d'Aro, just 2.7 kilometers from the house (6 minutes by car).

The nearest airport, Girona-Costa Brava, is 33 kilometers away (28 minutes by car), while the distance to Barcelona Airport is 123 kilometers (1 hour 19 minutes drive).

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