

€850,000 House / Villa - For sale

**Modern luxury living in Villa Emilia, a breathtaking 3-bedroom property in Platja d'Aro, boasting a stunning and radiant garden and accommodating up to 3 parking spaces.**

Spain » Costa Brava » Platja d'Aro » 17249

**3** Bedrooms    **3** Bathrooms    **210m<sup>2</sup>** Floorplan    **1,056m<sup>2</sup>** Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

**This captivating contemporary residence, measuring 210 m<sup>2</sup> is situated on a sunny plot spanning approximately 1,067 m<sup>2</sup>.**

This exceptional property features multiple entrances, including a main door that provides access to the gardens and the house, as well as a spacious ramp with ample exterior parking space, leading to the garage. Within the parking area, there is a storage space that contains a laundry section and the potential to enclose a portion of it in order to increase the size of the property.

Upon entering, you are greeted by a generously sized living room with a dining area, accompanied by a modern and spacious kitchen that can be separated from the common areas. The living room exhibits a stunning and minimalist design, with large windows that flood the space with natural light and offer captivating garden views. On one side, there is a barbecue terrace with a dining area, while on the other side, you can access the fully equipped kitchen, which in turn leads to the terrace and garden. The garden itself offers a serene chill-out area, a fantastic outdoor porch, a designated play area for children with artificial grass, a soccer field, a barbecue space, and ample room with the potential to construct a swimming pool.

Adjacent to the dining and living room, a central hallway grants access to the three bedrooms. Two of the bedrooms share a well-appointed bathroom, while the main bedroom boasts two private bathrooms, both featuring a jacuzzi and designed to accommodate elderly, disabled or an individual with reduced mobility. This bedroom enjoys direct access to and a view of the garden, while also overlooking the tranquil chill-out area on the other side.

One of the standout features of this villa is its personalized design, carefully crafted to maximize its perfect Southeast orientation, ensuring abundant sunlight throughout the day.

Do not hesitate to get in touch for more details.



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Garden, Jacuzzi, Private garage, Natural light, Parking, Wheelchair access, Views, Storage room, Solar panels, Security, Playground, New build, Heating, Exterior, Equipped Kitchen, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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