

€849,000 House / Villa - Sold

## 4-bedroom, sea view, modern villa for sale in Mas Ros, a desirable residential area in Platja d'Aro, Costa Brava

Spain » Costa Brava » Platja d'Aro » 17250

**4** Bedrooms    **3** Bathrooms    **204m<sup>2</sup>** Floorplan    **984m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

+34 872 025 008 • platjadaro@lucasfox.es • lucasfox.com • Avinguda Castell d'Aro 42, Girona, Spain



€849,000 House / Villa - Sold

## 4-bedroom, sea view, modern villa for sale in Mas Ros, a desirable residential area in Platja d'Aro, Costa Brava

Spain » Costa Brava » Platja d'Aro » 17250

**4** Bedrooms    **3** Bathrooms    **204m<sup>2</sup>** Floorplan    **984m<sup>2</sup>** Plot size

### OVERVIEW

## Villa Calma, striking, modern villa of recent construction, with garden, private pool and mountain views for sale in Mas Ros, Platja d'Aro.

A modern and elegant villa with sea and mountain views situated in a tranquil area just minutes away from the vibrant beach town of Platja d'Aro.

Platja d'Aro is perceived as the jewel of Costa Brava with easy access to beautiful beaches, coastal paths, fine dining restaurants, shopping streets, golf courses and more.

The villa has two floors. The main floor offers a bright and airy atmosphere with an open concept, living/dining/kitchen area with panoramic windows leading to a large terrace with stunning sea views. There is also a main bedroom with a large en-suite bathroom and a walk-in closet, as well a guest bathroom. The entire floor contains underfloor heating and air conditioning controlled by a high efficiency heat pump supported by modern photovoltaic panels installed on the roof.

The large staircase leads to the lower floor, which has two double bedrooms and en-suite bathrooms with their own air conditioning and heating controls, as well as a lounge that can be used as an extra bedroom. All the rooms on this floor have extra high ceilings and direct access to the garden through large sliding doors. There is also a fully furnished kitchen, laundry room, storage room and a large terrace with a barbecue supporting al fresco dining in a serene setting.

From this lower floor you can access the modern salt water pool located in a beautiful lush Mediterranean garden (citrus trees, lavender, rosemary, and even a small vegetable garden) offering total privacy and a built-in automated irrigation system.

The property was built in 2020 (and still has a 7-year builder warranty) with high quality materials to ensure maximum comfort and high energy efficiency, while its tourist rental licence allows for both owner and visitor accommodation. The lower level of the house has a separate access and can be used as rental apartments.



[lucasfox.com/go/pda45890](https://lucasfox.com/go/pda45890)

Sea views, Mountain views, Terrace, Swimming Pool, Garden, Wooden flooring, Natural light, High ceilings, Underfloor heating, Parking, Communal terrace, Wheelchair access, Walk-in wardrobe, Views, Utility room, Tourist License, Storage room, Solar panels, Pet-friendly, Panoramic view, Outdoor kitchen, Open kitchen, Near international schools, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Air conditioning

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

+34 872 025 008 • [platjadaro@lucasfox.es](mailto:platjadaro@lucasfox.es) • [lucasfox.com](https://lucasfox.com) • Avinguda Castell d'Aro 42, Girona, Spain

€849,000 House / Villa - Sold

## 4-bedroom, sea view, modern villa for sale in Mas Ros, a desirable residential area in Platja d'Aro, Costa Brava

Spain » Costa Brava » Platja d'Aro » 17250

<b>4</b>	<b>3</b>	<b>204m<sup>2</sup></b>	<b>984m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

The house is situated in a cul-de-sac on a very quiet street ending in a natural protected forest area (no future developments). This also provides ample parking space for additional cars.

Please contact us for further information.

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

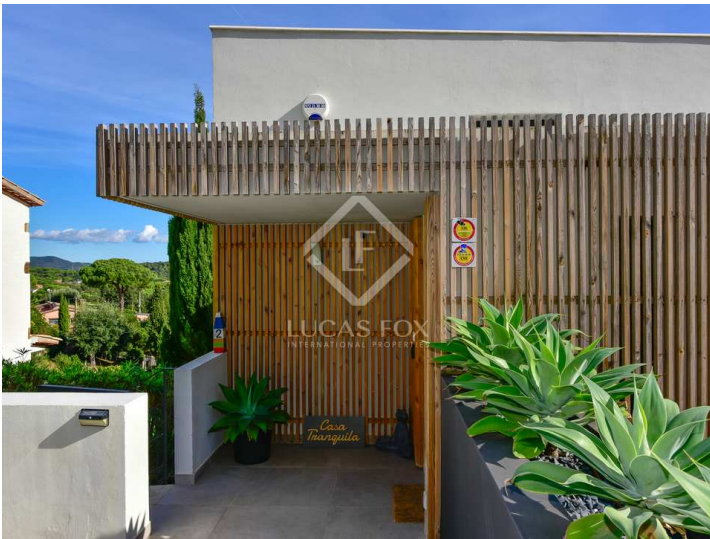
+34 872 025 008 • [platjadar@lucasfox.es](mailto:platjadar@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Avinguda Castell d'Aro 42, Girona, Spain

€849,000 House / Villa - Sold

## 4-bedroom, sea view, modern villa for sale in Mas Ros, a desirable residential area in Platja d'Aro, Costa Brava

Spain » Costa Brava » Platja d'Aro » 17250

**4** Bedrooms      **3** Bathrooms      **204m<sup>2</sup>** Floorplan      **984m<sup>2</sup>** Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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

+34 872 025 008 • platjadaro@lucasfox.es • lucasfox.com • Avinguda Castell d'Aro 42, Girona, Spain