

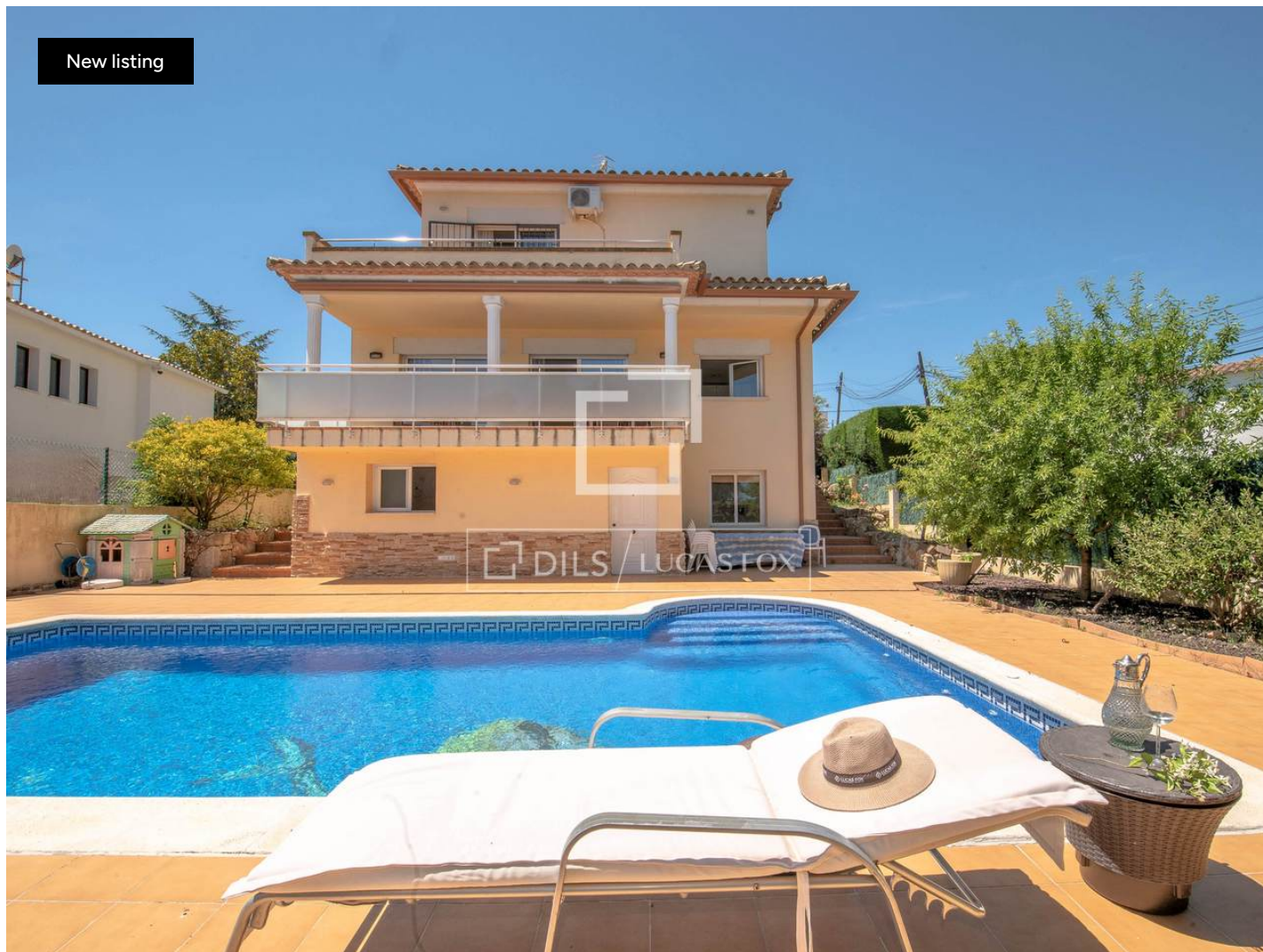
€950,000 House / Villa - For sale - New listing

## 5 Bedroom house / villa for sale in Platja d'Aro, Costa Brava

Spain » Costa Brava » Platja d'Aro » 17250

5	4	459m <sup>2</sup>	592m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size

New listing



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

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## 5 Bedroom house / villa for sale in Platja d'Aro, Costa Brava

**Elegant and spacious Mediterranean villa with sea views, garden and private pool, located in the sought-after residential area of Mas Ros, just 5 minutes from Platja d'Aro and the most beautiful beaches of the Costa Brava**

Exclusive villa with sea views in Mas Ros, just 5 minutes from the centre of Platja d'Aro and the most beautiful beaches of the Costa Brava.

Located in a quiet and privileged residential area of Mas Ros, this elegant, spacious, classic-style villa offers ample room, privacy and beautiful sea views, just 5 minutes from the beaches and the centre of Platja d'Aro.

The property, built in 2005 and in excellent condition, is distributed over three comfortable floors and has underfloor heating throughout the property.

On the main floor, you'll find a spacious and bright living-dining room with direct access to a large terrace overlooking the sea and green areas, perfect for enjoying the Mediterranean climate year-round. The kitchen is spacious and functional, with a breakfast dining area. Also on this floor is a large double bedroom, a full bathroom, and a spacious garage with ample parking and storage space.

The upper floor houses the main night area, comprising three spacious bedrooms. The master suite features an en-private bathroom and access to terraces with beautiful sea views. The other two bedrooms share a full bathroom; all have been renovated and are in excellent condition.

On the lower floor there is a separate apartment, ideal for guests or staff, consisting of two bedrooms, a small open kitchen and a full bathroom.

Exterior, the property offers a large private swimming pool surrounded by landscaped areas and a beautiful Mediterranean garden with fruit trees such as pear, apple and apricot trees, as well as rose bushes and established vegetation that provide charm and privacy.

An ideal property for those looking for a spacious, comfortable and characterful home, situated in a quiet and strategic location close to the sea and all the amenities of the Costa Brava.

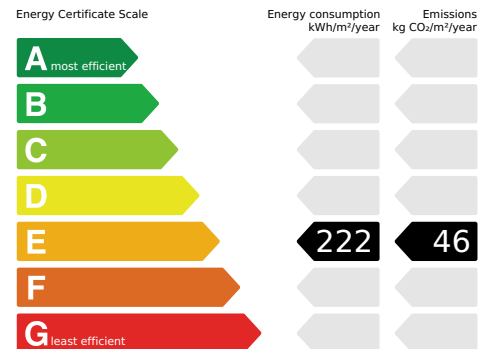
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The house consists of 427 m<sup>2</sup> built (plus garage) and has a certificate of occupancy with number CHG00622126XXX, with a usable area of 137.23 m<sup>2</sup> according to the certificate without counting the apartment on the upper floor.



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Sea views, Terrace, Swimming Pool, Garden, Natural light, Underfloor heating, Views, Storage room, Panoramic view, Near international schools, Heating, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Air conditioning



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The sale price is €950,000 and a 10% ITP tax is applied to the first €600,000 and 11% to the remaining €350,000.

The approximate total amount of the ITP would be €98,500.

The approximate total price including taxes would be €1,048,500, not including notary, registration and management fees.

Marketed by Dils Lucas Fox (Lucas FF Platja d'Aro SL. with CIF B55311658), acting as real estate intermediary

AICAT Number: 8812

API Number: A12014

The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.

Don't hesitate to contact us to schedule a visit and request more information.

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