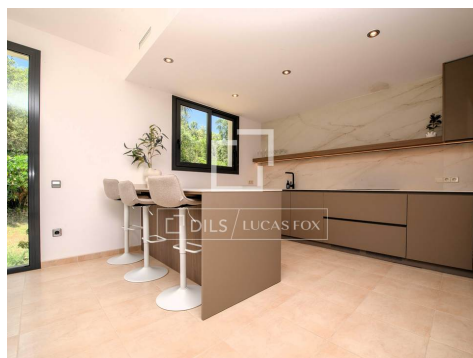


€925,000 House / Villa - For sale - New

Excellent 3 Bedroom house / villa for sale in Santa Cristina, Costa Brava

Spain » Costa Brava » Santa Cristina d'Aro » 17240

3	2	4,449m ²
Bedrooms	Bathrooms	Plot size



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Excellent 3 Bedroom house / villa for sale in Santa Cristina, Costa Brava

Elegant villa surrounded by more than 4,400 m² of private land, with ample spaces, a swimming pool and open views of nature in Santa Cristina d'Aro.

There are places where true luxury isn't measured solely in square meters, but in silence, privacy, and the feeling of disconnecting from the world. This villa, located in the exclusive Vall Repòs development, offers precisely that lifestyle: a refuge surrounded by nature where tranquility is absolute and no neighbor can see inside the property.

Built in 2006 on a spectacular plot of 4,449 m², the property has 366 m² built distributed over different levels that take full advantage of the topography of the land, offering spacious, bright spaces and an excellent connection between the interior and exterior.

Upon entering the property, you are greeted by a spacious entrance hall that leads to a welcoming day area comprised of a large living-dining room, dominated by expansive windows that frame the natural landscape and allow natural light to flood in throughout the day. The large and functional kitchen blends seamlessly with the rest of the property, making it an ideal space for both everyday use and family gatherings.

The main floor also houses the bedroom area, consisting of an elegant master suite with private bathroom, two additional bedrooms and a second full bathroom, offering a very comfortable layout for families looking to live practically on one floor.

On the upper floor we find a pleasant open space, perfect as an study, library or reading area, which enjoys direct access to a private terrace from which to contemplate the natural surroundings and enjoy the tranquility that characterizes Vall Repòs.

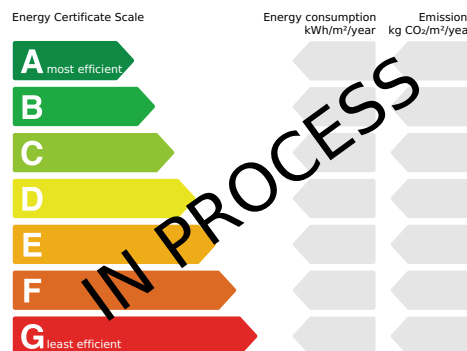
The lower floor houses a large garage, with capacity for several vehicles, as well as offering ample storage space or the possibility of allocating part of the surface to a workshop, gym or multipurpose area according to the needs of the future owner.

The exterior is undoubtedly one of the property's main attractions. The expansive plot offers exceptional privacy, with spacious areas and a magnificent, long swimming pool, perfect for both relaxing and swimming. The absence of neighboring properties with direct views makes this a true oasis where you can enjoy the Mediterranean climate year-round in complete privacy.



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Swimming Pool, Garden,
Private garage, Natural light,
Open kitchen, Exterior,
Equipped Kitchen, Double glazing,
Chill out area, Built-in wardrobes,
Alarm, Air conditioning



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The property is equipped with air conditioning and stands out for the quality of its construction, its excellent state of conservation and the enormous potential offered by its plot.

Located in Vall Repòs, one of the quietest urbanisations in Santa Cristina d'Aro, the property allows you to enjoy a privileged natural environment without sacrificing the convenience of being just 15-20 minutes from the beaches of Sant Feliu de Guíxols, S'Agaró and Platja d'Aro, as well as all the amenities, restaurants and golf courses of the Costa Brava.

An ideal residence for those who wish to live surrounded by nature, with absolute privacy, ample indoor and outdoor spaces and the quality of life offered by one of the most exclusive enclaves on the Costa Brava.

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Property located in the Vall Repòs development , Santa Cristina d'Aro (approximate location in accordance with current regulations). Built area: 366 m². Plot area: 4,449 m². Sale price: €925,000 (taxes and expenses related to the sale not included). As this is a resale property , the transaction is subject to Property Transfer Tax (ITP), in addition to applicable notary, registration, and administrative fees. The property has a valid energy efficiency certificate, the complete documentation of which will be provided to interested buyers upon request. The property has a valid certificate of occupancy , the documentation of which will be available for consultation upon request. Real Estate Agent Registration Number (AICAT): 8812. API: A12014. Large Property Owner Status: Not specified. All information contained in this advertisement is for informational purposes only and is not contractually binding. The information provided may be changed without prior notice.

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