Domiyo Inversiones Inmobiliarias

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Caldes de Malavella

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Reference:	**VE100**
Property type:	House Unifamiliar
Sale/rent:	For sale
Price:	**1.120.000 €**
Condition:	Good condition

Address:	Alzina 11
Town:	Platja d´Aro
Province:	Girona
Postal code:	17250
Zone:	Treumal

Sqm built:	339	**Floor:**	stoneware	**Living area:**	147
Air conditioner:	cold/hot	**Plot sq.meters:**	467	**Garages:**	4
Hot water:	individual	**Sqm terrace:**	50	**Terraces:**	2
Heating energy:	natural gas	**Bedrooms:**	4	**Orientation:**	south
Bathrooms:	3	**Antiquity:**	between 10 and 15 years	**Toilets:**	1
Outward/Inward:	outward				

Description:

REF VE100 House with private garden and pool with sea views in Platja d`Aro
In a privileged location, just 250 metres from the beach and very close to the coves and the centre of Platja d`Aro, stands this solid and elegant home built in 2013. Although it is not a new development, it leaves nothing to be desired compared to the most modern houses of today: functional design, open spaces, natural light, and a south-facing orientation that guarantees sunshine and sea views all year round.
The property, with 339 m² built on a 467 m² plot, is entirely constructed in reinforced concrete, from the foundations to the roof, giving it a robust, durable, and high-quality structure. Its architectural design makes the most of the light and views, integrating interior and exterior in a warm and contemporary atmosphere.
On the main floor, there is a spacious livingdining room with an -type fireplace, equipped with internal ducts that distribute heat to the rooms via fans integrated into the fireplace itself. On this same level, there is a fully equipped kitchen with high-end appliances, an en-suite bedroom, and a guest toilet. From this floor, you can directly access the outdoor area, where a private pool and large terraces allow you to enjoy the Mediterranean climate in total privacy.
In the night area, the upper floor, there are three double bedrooms, one of them en suite with a walk-in wardrobe and private bathroom, as well as two full bathrooms. The bedrooms have individual split air conditioning, and from two of them you can access a spectacular 50 m² terrace with panoramic views of the sea and the town of Platja d`Aro.
On the lower floor, there is a closed garage with capacity for 34 vehicles, a laundry area, toilet, and a multipurpose space ideal as a gym, sauna, or leisure room. From here, there is direct access to the interior of the house. The property also has a pre-installation for a lift connecting all floors.
Among its features are central gas heating (with pre-installation for mains gas), electric shutters in all rooms, air conditioning, and a solar panel system for hot water supply.
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