



VILLA NEAR THE PLAYA DE ARO AND THE GOLF COURSE.

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SELLING PRICE : 745 000 €

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CARRER DEL MESTRE NICOLAU, 2  
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## DESCRIPTION

If you are looking for a family home in an idyllic, quiet and safe environment, We present this elegant villa in the Cim d'Aro urbanization, Platja de Aro.

The house offers excellent value for money, it is a very good opportunity to acquire a high quality property at an affordable price.

Let me highlight the strengths of this property:

### GOOD UBICATION

What better way to enjoy the summer than living just a 10-minute drive from the beach?

Good communication with the city: Although this house is located in a quiet environment, it is well connected with the city, which will allow you to easily access all services, shops and entertainment venues.

If you have children, the proximity of an International School is an added benefit that provides convenience and access to quality education. Also, if you are a golf lover, you will be delighted to know that it is also close to a golf course.

**MODERN DESIGN:** This house has a contemporary design that combines style and functionality. Spacious rooms and a smart layout make daily living easy and offer generous space for you and your family to enjoy comfort and privacy.

**THE DISTRIBUTION** of the house is divided into two main areas. On the one hand, we find two double bedrooms and a complete bathroom with a shower, along with the master bedroom that has an en-suite bathroom and access to the terrace.

On the other hand, there is an independent, fully equipped kitchen, which communicates with the living-dining room on two levels and a large terrace with views of the pool.

On the lower floor, there is a spacious multipurpose room that can be used as an office, TV room, games room or guest area, with a living room and bedroom suite.

A large garage with easy access from the street, which has space for 2 or 3 cars and storage.

### SAFETY AND COMFORT FOR CHILDREN AND YOUR DOG:

In the garden at the entrance of the house there is a fenced playground

Protected space for children inside and outside

Access to the garden area with the pool has gates.

### SUNNY GARDEN AND POOL

The sunny pool has good privacy, which will allow you to enjoy beautiful family moments in a quiet and cozy environment. The garden has exterior lighting and an automatic irrigation system, with a covered porch and a chill out area around the pool.

### CONSTRUCTION AND QUALITY FINISHES

**Easy care:** This property has been designed keeping in mind the ease of care both inside, as well as in the garden and the pool, which makes it possible to enjoy the home without unnecessary worries.

The construction quality is guaranteed, since the owners are builders and they have done it for them, using good quality materials, thinking of good thermal and acoustic insulation. In addition, it has been built in such a way that it is protected from the winds, providing a comfortable environment in all seasons of the year.

### INSTALLATIONS AND FINISHES

Porcelain floors both inside the house (glossy floors)  
as outside (porches, stairs) non-slip.

Zimbabwe marble staircase, air conditioning and heat pump. All rooms have fitted wardrobes, telephone network and radio television connection. Electric shutters and video intercom, the windows are with a thermal bridge that keep the house both warm in winter and cold in summer. Full quality kitchen with soft close drawers, anti-fingerprint lacquered doors and Silestone countertop

Do not miss the opportunity to turn this property into your ideal home throughout the year."

# CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	303 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	4	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 224.0	Gaz consumption :	kg eqCO <sub>2</sub> /m <sup>2</sup> 37.00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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