



## Exclusive luxury residence in the heart of the Costa Brava, has tourist licence

Located in the prestigious Treumal area of Sant Antoni de Calonge, in the heart of the Costa Brava, this magnificent property with tourist licence is just a few minutes walk from the most exquisite beaches and charming coves that characterize the region. Built with high quality materials, this spacious and bright home is designed to offer maximum comfort and luxury.

The house extends over two floors and a semi-basement floor, harmoniously distributing its spaces to guarantee the privacy and well-being of its inhabitants. It has five bedrooms, a further study/bedroom and three bathrooms, including a master bedroom with an en-suite bathroom, a dressing room in a separate room and a private terrace, offering serene views and a peaceful refuge for rest.

The kitchen, independent and perfectly equipped, has a practical pantry, and is complemented by a laundry room, adding functionality and comfort to everyday life. The structure of the house includes a space prepared to install an elevator,

Price: **995.000 €**

thus facilitating access between the different levels and ensuring the comfort of all family members.

The exterior of the property is a true oasis of peace and beauty, with large terraces and a well-kept garden that invite you to relax and enjoy the outdoors. The large pool is presented as the center of summer life, promising unforgettable moments of fun and freshness.

In the basement or semi-basement floor, you will find a bedroom/office and, apart from that, an independent apartment, which has two bedrooms, a full bathroom, living room and kitchen, ideal for guests. The garage, with capacity for 2 or 3 cars, together with an outside parking for 2 more vehicles, ensure ample parking facilities.

This property not only stands out for its exceptional location and first-class finishes, but also for its design designed for well-being and comfort, making it an ideal option for those looking for an exclusive home in one of the most sought-after areas of the Coast. Brava.

The property has a tourist license.

Apialia product. PURCHASE EXPENSES: 10% ITP + Notary fees + Land Registry.

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	363 m <sup>2</sup>
Rooms:	6	Bathrooms:	4 bathrooms
Parking:	Yes	Swimming pool:	Yes
Central heating:	Yes	Plot:	1.159 m <sup>2</sup>