



## Spacious villa with independent apartment and pool near the sea

Ref.: 37025

Located in a residential area of Cala'n Blanes, this villa stands out for its generous proportions, practical layout and the independence between its living spaces. It is an ideal option both as a year-round residence and as a holiday home. The main floor, offering over 200 sqm of built area, features four double bedrooms and three bathrooms, one of them en suite to the master bedroom. The property also boasts a spacious open-plan living and dining area with a fully integrated kitchen, providing direct access to the terrace and pool area. An external staircase leads to the upper floor, where an independent apartment with private access is located. It comprises a living room with open-plan kitchen, a full bathroom, a double bedroom and two terraces. The basement level includes a large garage of approximately 100 sqm, with space for several vehicles and additional storage. A modern aerothermal system and solar panels have recently been installed



Price: **895.000 €**

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\*The stated prices do not include applicable VAT or Property Transfer Tax (ITP), nor notary and land registry fees.

\*\*In the case of new developments, the applicable taxes will be 10% VAT + 1.5% Stamp Duty (AJD), in addition to notary and land registry fees.















PRÓXIMO A PROPIEDAD



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🇪🇸 Disponemos de más fotografías de la propiedad.  
 Contáctenos para más información.

🇬🇧 We have more photographs of this property.  
 Please contact us for more information.

🇫🇷 Nous avons plus de photos de cette propriété.  
 Contactez nous pour plus d'informations.

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