

# The 17 Hole Stadium Course Villa For Sale Spain, Girona, Pga Catalunya Resort

1,300,000 €

## QUICK SPEC

Year of Construction	
Bedrooms	3
Half Bathrooms	
Full Bathrooms	3
Interior Surface approx	250 m2 - 2,690 Sq.Ft
Exterior Surface approx	TBA m2 - TBA Sq.Ft
Parking	2 Cars
Property Type	Villa

## TECHNICAL SPECIFICATIONS

The villa designed by the prestigious Dublin-based architecture studio DeBlacam & Meagre, is strategically located next to fairway 17 of the Stadium Course.

Large panoramic windows generate an amazing feel of continuity between indoor and outdoor spaces and the surrounding landscape. The villa is full of sunlight and offers magnificent views of the golf course, the forests and mountains in the horizon. Its 250 sqm are distributed in a spacious, very modern living-dining area with an adjacent Bulthaup designer kitchen and a guest toilet on the first floor, plus three bedrooms with en suite bathrooms on the ground floor. The outdoor area of this villa is even more tunning than the interior. Several terraces and outdoor spaces are strategically located for enjoying private soirées and family leisure time. A custom-designed infinity pool and an outdoor natural stone kitchen complete a property any owner would be proud of.

## PROPERTY FEATURES

### BEDROOMS

- Total Bedrooms - 3

- Master Bedrooms -
- Suite -

### BATHROOMS

- Total Bathrooms - 3

- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Home Cinema
- Bulthaup Designer Kitchen With Gaggenau Appliances
- Modern Living-Dining Area
- Fireplace In Living Room

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Radiant floor central heating

## INTERIOR FEATURES

- Designed By The Prestigious Dublin-Based Architecture Studio Deblacam & Meagre
- Security Service, Gated Community

- Roca Meridian Sanitary Ware, Hansgrohe Taps In Bathrooms

## EXTERIOR AND LOT FEATURES

- Located Exclusive Resort Near Costa Brava And Just 60 Minutes Away From Barcelona
- Perimeter Porch

- Located Next To Fairway 17 Of The Stadium Course.
- Spectacular Golf And Mountain Views
- Native Vegetation, Automatic Watering System

## POOL AND SPA

- Outdoor Infinity pool integrated within solarium terrace

## LAND INFO

- Lot Size: TBA m2 - TBA Sq.Ft

## GARAGE AND PARKING

- Garage Spaces: 2 Cars
- Parking Spaces: 1

## BUILDING AND CONSTRUCTION

- Living: 250 m2 - 2,690 Sq.Ft
- Year Built:
- Location :
- Topography : Golf Front

- Levels or Stories: 1
- Structure Type: Detached Villa
- House Style: Mediterranean
- Furnishing : Furnished
- Materials - Wood / Stone

## SCHOOL INFORMATION

All children resident in Spain must attend school between the ages of 6 and 16, which includes primary education (educación primaria) and compulsory secondary education (educación secundaria obligatoria or ESO)

- Montjuïc Girona International School
- Saint George S School
- Montessori Palau Girona
- Aedes Girona
- Compañía Hijas De La Caridad

## AMENITIES AND COMMUNITY FEATURES

- There are no restrictions on buying property in Spain, whether it's commercial, residential or land. In fact, Spain encourages investment by foreigners, both resident and non-resident. You will require a financial number which can acquire by visiting a police station with your passport

## OTHERS

- Security System
- Gated Community
- Guest House
- Library
- Golf Community
- Gardens
- Caretakers House
- Staff Quarters
- Wine Cellar
- Country Living
- Mountain Views
- Golf Views
- Resort Facilities

## ABOUT THE AREA

Spain, a country on Europe's Iberian Peninsula, includes 17 autonomous regions with diverse geography and cultures. Capital city Madrid is home to the Royal Palace and Prado museum, housing works by European masters. Segovia has a medieval castle (the Alcázar) and an intact Roman aqueduct. Catalonia's capital, Barcelona, is defined by Antoni Gaudí's whimsical modernist landmarks like the Sagrada Família church.

Girona is a province of Spain, in the northeastern part of the autonomous community of Catalonia. It is bordered on the northwest by the province of Lleida, on the southwest by the province of Barcelona, on the north by France, and on the east by the Mediterranean Sea

Voted No.1 Golf Resort in Spain, PGA Catalunya Resort is home to two golf courses including the acclaimed Stadium Course, consistently ranked among the best in Europe. Home to the Spanish Open on three occasions, the resort is a regular venue for European Tour tournaments. With its well-equipped, hi-tech practice facilities and superb natural setting—it's the perfect golf getaway.