



## VILLA GOLF PGA

### Exclusive Mediterranean-inspired villa in the heart of the PGA Catalunya Resort

Located in a privileged location within the prestigious PGA Catalunya Resort, this elegant Mediterranean-style villa perfectly combines luxury, comfort, and tranquility in an incomparable natural setting. With 311 m<sup>2</sup>; built on a generous 1,152 m<sup>2</sup>; plot, this property offers a unique residential experience in one of the most exclusive enclaves in the country.

The exteriors have been designed to fully enjoy the Mediterranean lifestyle: sunny terraces, a manicured private garden, and a spectacular 76 m<sup>2</sup>; infinity pool that blends with the landscape and panoramic views.

Inside, the home stands out for its functional and welcoming design. A spacious 50 m<sup>2</sup>; living room, bathed in natural light, opens onto a modern and versatile kitchen, which can be divided to suit different occasions, from everyday life to special celebrations.

The main floor houses three elegant en-suite bedrooms, including the master bedroom, a guest toilet, and a dining room with direct access to the garden. On the lower level, a fourth bedroom with a private bathroom can be converted into a multipurpose room—perfect as a gym, office, or game room—in addition to a practical laundry and storage area.

Designed to comfortably accommodate 4 to 8 people, this villa is ideal both as a primary residence and as a second home for those seeking exclusivity, privacy, and contact with nature, without sacrificing the comfort and first-class services offered by the resort.

Transaction	Sale
Category	Single family house
Situation	Arboç, Caldes de Malavella, Selva
Built area	311 m <sup>2</sup>
Occup. cert.	CHG00050616001
Condition	
Rooms	4
Bathrooms	4 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Courtyard	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	1.152 m <sup>2</sup>

1.990.000 €



**B** - 45 kWh/m<sup>2</sup>  
**B** - 9 kg CO<sub>2</sub>/m<sup>2</sup>