



## Show Villa

### CONTACT

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#### BASIC DETAILS

ARCHITECTS	LAGULA ARQUITECTES SLP
PRICE OF PURCHASE	€ 1,700,000
PLOT	approx 1.566 sqm
BEDROOMS	4
BATHROOMS	5

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#### General Specifications

##### Architecture & Interiors

- Villa designed by LAGULA ARQUITECTES SLP.
- Aluminum double glazing external doors and windows by CORTIZO / TECHNAL, with broken thermal bridge.
- Motorized blinds automatically operated.
- Minimum floor to ceiling height of 2700 mm in main areas.
- Natural timber flooring in the main rooms of the house.
- Natural Stone or Porcelaine tiles in bath and underground flooring.
- White rendered façades.
- White lacquered wardrobes and cabinets.
- White lacquered internal doors.
- HQ Light fittings.
- HQ Electric fittings.
- Automatic lighting system centrally operated.
- Air Conditioning system.
- Underfloor heating with automatic controls.
- Centralized intruder alarm with passive infrared sensors.
- DURAVIT sanitary fittings. HQ taps.
- Gas and water leak detectors.
- Domotics control for lighting, blinds, A / C and heating

##### Kitchen

- BULTHAUP range Kitchen.
- NEFF induction hob.
- Oven, Microwave, Dishwasher, Fridge and Freezer by NEFF.

##### Master bedroom ensuite

- Natural stone slate vanity unit top.
- Enclosed shower area and WC.

##### Underground

- Facilities Room
- Multipurpose rooms for possible Spa, Gym, Play room or wine cellar construction.

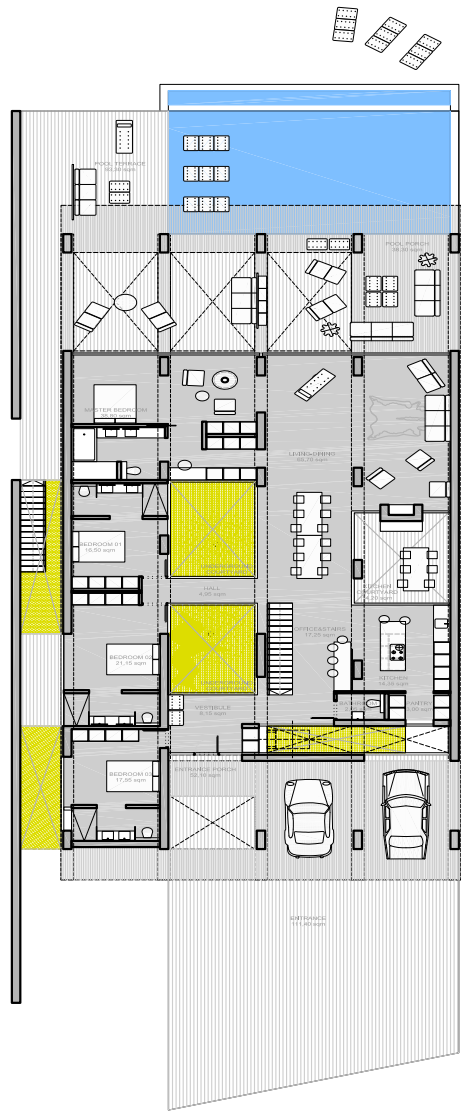
##### Exteriors

- Shared Infinity pool, with beach access.
- Natural Timber flooring in terraces and courtyards.
- Kitchenette.
- Automatic irrigation system in a Mediterranean Garden.

##### Energy performance

- Highly insulated roof with polystyrene and gravel finish.
- Highly efficient vacuum tubes solar panels.
- Gas supply as low cost fuel source.
- Water harvesting tank. Water to be reused for irrigation purposes.
- Reinforced concrete construction with internal and external brick walls with a high thermic value.

Estimated built areas, counting the 100% of the surface area of the property, 50% of the covered patios. Approximate terrace surface counting is 100%. This is a document provided for information purposes only, the Developer reserves the right to modify the figures and features & specifications because of technical or legal circumstances. The developer reserves the right to change the finishes for others of equal or higher quality than those specified.



PLANTA PRIMERA  
FISRT FLOOR

0 1 2.5 5 10 metros / meters

El mobiliario, menaje y paisajismo reflejado en el plano tiene carácter meramente decorativo.  
The furniture, household items and landscaping that appear in the plan are merely for decorative purposes.

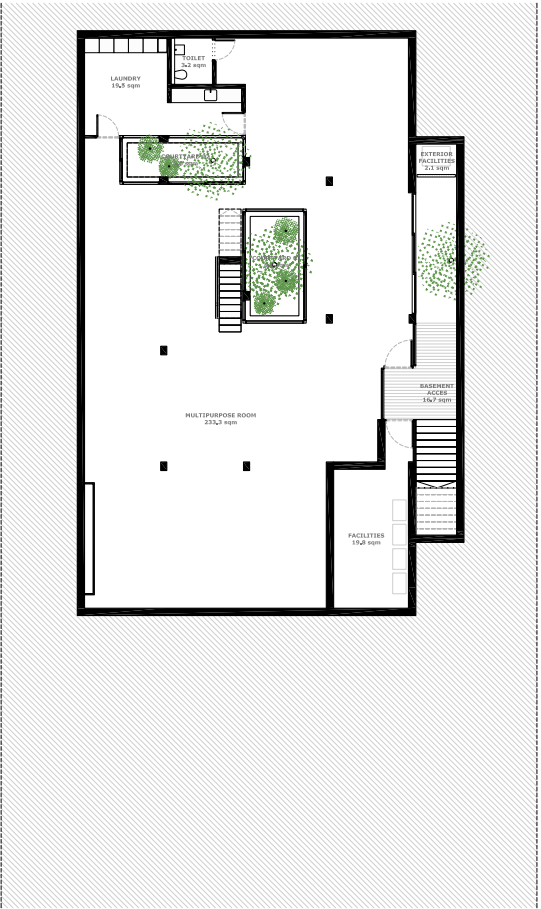
BUILT AREA	
1ST FLOOR INTERNAL AREA	*254,8 sqm
1ST FLOOR EXTERNAL AREA	*45,2 sqm
UNDERGROUND INTERNAL AREA	430 sqm

INTERNAL AREA	
FIRST FLOOR	
VESTIBULE	8,15 sqm
OFFICE&STAIRS	17,25 sqm
KITCHEN	14,35 sqm
KITCHEN PANTRY	3,00 sqm
BATHROOM	2,05 sqm
LIVING-DINING	65,70 sqm
MASTER BEDROOM-EN SUITE	38,80 sqm
HALL	4,95 sqm
BEDROOM 01-EN SUITE	16,50 sqm
BEDROOM 02-EN SUITE	21,15 sqm
BEDROOM 03-EN SUITE	17,55 sqm
SUBTOTAL FIRST FLOOR	209,45 sqm

SUBTOTAL UNDERGROUND FLOOR	301,00 sqm
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EXTERNAL AREAS	
ENTRANCE	111,40 sqm
ENTRANCE PORCH	52,10 sqm
KITCHEN COURTYARD	14,20 sqm
POOL PORCH	38,30 sqm
POOL TERRACE	93,30 sqm
UNDERGROUND COURTYARDS	46,80 sqm
SUBTOTAL	356,10 sqm

\* Buildability surface, to ask for Construction License, is 300 sqm the maximum allowed by Urban Regulation



PLANTA BAJA Y SOTANO  
GROUND & BASEMENT FLOOR

0 1 2.5 5 10 metros / meters

