

## house for sale Caldes De Malavella, Selva



GRUP LIVING is pleased to present this exclusive and extraordinary century-old villa in Caldes de Malavella, a unique property full of character, built in 1920 and renovated in 1984, combining historical elegance, spaciousness, and multiple usage possibilities. The estate offers 625 m2 of built area on a 1,484 m2 plot.~~The property is distributed over two large floors of approximately 300 m2 each. The ground floor, with direct access from the street, is also connected to the main floor by a majestic double-flight staircase starting from the garden and leading to a magnificent balustraded terrace.~~On the ground floor, an impressive structure of semicircular arches organizes the different spaces: a large garage with capacity for 3 or 4 vehicles, multipurpose rooms, auxiliary service areas, a former chapel, leisure areas, a wine cellar, and a room equipped with a sauna. All rooms benefit from natural light and ventilation. In addition, an interior staircase connects this floor with the main residence and continues up to the rooftop terrace.~~The main floor, intended as the living area, offers another 300 m2 perfectly distributed. From the entrance hall, we access an elegant central atrium that leads to 4 double bedrooms, 3 bathrooms, a dining room, a living room, and a functional eat-in kitchen. Many of the rooms have direct access to the side terraces with balustrades. A design conceived more than one hundred years ago as a second residence, yet still fully functional and adapted to modern needs.~~Outside, the property enjoys a large garden surrounding the entire villa, with abundant vegetation and mature trees creating pleasant shaded and private areas.~~It should be noted that the estate also allows complementary uses such as hostel or similar accommodation activities, greatly expanding its potential.~~The emblematic Villa Catalina, listed as a Local Cultural Heritage Asset (BCIL), enjoys a privileged location: just 15 minutes from Girona and some of the best beaches on the Costa Brava, very close to the thermal spas of Vichy Catalan and only 1 kilometer from PGA Catalunya Golf.~~An exceptional opportunity to acquire a truly unique property in the heart of Caldes de Malavella, a town with excellent services and facilities.~~Transparency Clause and Breakdown of Expenses (Law 10 /2025)~SALE PRICE: €595,000 + €59,500 (Property Transfer Tax – ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector regulations, it is hereby stated that the indicated price does not include the costs and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP) ~• Notary Fees~• Land Registry Fees~• Administrative Management Fees (Gestoría) ~• Seller's Agency Fees: Included in the sale price. ~For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Catalonia, you may consult the official website of the Catalan Tax Agency at the following link: (please use the form to respond ) property is sold unfurnished~The owner is not considered a large

property holder.~Habitability certificate reference : CHG (please use the form to respond ) ~Energy certificate registry:  
DJZWBL9NL~AICAT registry number: 3366 ~API number: A10580~~

## property details

Spanishstate id: **6270385**  
reference:: **12-VILLA02**  
close to/ located: **Caldes De Malavella**  
region: **Selva**  
property type: **house**  
rooms: **4**  
property surface: **625 m2**  
surface plot: **2300 m2**  
price: **€ 595.000**

## contact

real estate agent: **Grup Living Sitges**  
name: **Jaume Domingo**  
spreekt: **English, French, Spanish**  
telefoon: **+34931185777**