

## villa for sale Castell-Platja D'aro, Baix Empordà



VILLA MAGDALENA~Investment Opportunity: Villa on the Second Line of the Sea in the Costa Brava~~KEY INVESTMENT FACTS~Prime Location: Second line from the beach, Platja d'Aro, Costa Brava~~Built Area: 305 m2~~Plot Size: 558 m2~~Bedrooms: 4 (including 2 suites)~~Bathrooms: 4 full bathrooms~~Distance to Beach: 100 meters~~VALUE PROPOSITION~Villa Magdalena represents a unique investment opportunity in one of the most sought-after destinations on Spain's Costa Brava. This magnificent property combines a privileged location, functional design, and exceptional profitability potential.~~Strategic Location~Situated in the heart of Platja d'Aro, parallel to the seafront promenade, the villa enjoys an enviable position between the beach and the town's main commercial artery. This location ensures high demand both for holiday rentals and for resale.~~Distinctive Features~Flat, fully usable 558 m2 plot~~Private pool with integrated leisure area~~Summer kitchen and BBQ area~~Four outdoor spaces: garden, pool, balconies, and private rooftop terrace~~Integrated garage with direct access to the home~~LAYOUT & FUNCTIONALITY~Ground Floor – Social Areas~Double living room with fireplace for maximum versatility~~Fully equipped kitchen with direct access to the garden~~Guest toilet~~Integrated garage~~Direct access to pool area and outdoor kitchen~~First Floor – Sleeping Quarters~Three double bedrooms, each with a private balcony~~One master suite with en-suite bathroom~~One full shared bathroom for the other two bedrooms~~Maximum privacy and comfort~~Second Floor – Premium Space~Master suite with private bathroom~~Exclusive access to private rooftop terrace~~Spacious laundry room~~Panoramic views~~PROFITABILITY POTENTIAL~Luxury Tourism Market~Platja d'Aro is one of the most in-demand tourist destinations in the Costa Brava, with an extended high season and an international clientele with high purchasing power.~~Competitive Advantages:~Capacity for 8 guests in a luxury setup~~Multiple indoor and outdoor entertainment areas~~Private pool – key factor for premium tourism~~Walking distance to beach and services~~Private parking – added value in a central location~~Usage Flexibility:~Short-term holiday rentals during high season~~Monthly rentals for extended stays~~Private residence with appreciation potential~~Future development on large plot~~SURROUNDINGS & SERVICES~Premium Accessibility~100 meters from the main beach~~Shopping and dining right at the doorstep~~Excellent transport connections~~Girona Airport just 30 minutes away~~Consolidated Infrastructure~Established and valued residential area~~Full municipal services~~High-quality dining and shopping options~~Wide range of leisure activities~~EXECUTIVE SUMMARY~Villa Magdalena represents a solid investment in

the Mediterranean luxury real estate market. Its exceptional location, premium features, and development potential position it as a high-yield opportunity with controlled risk.~~The property offers complete operational flexibility, enabling tailored investment strategies—ranging from immediate returns through vacation rentals to long-term capital appreciation.~~Recommendation: Priority acquisition for luxury real estate investment portfolios in established Mediterranean markets.~~

## property details

Spanish state id: **6219969**  
reference: **MDR00891**  
close to/ located: **Castell-Platja D'aro**  
region: **Baix Empordà**  
property type: **villa**  
rooms: **4**  
property surface: **305 m2**  
surface plot: **558 m2**  
price: **€ 1.300.000**

## contact

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