



## Excellent 3 Bed Villa For Sale in El Catllar Tarragona



### Agenten-Info

|                         |                                                                               |
|-------------------------|-------------------------------------------------------------------------------|
| Name:                   | Niall Madden                                                                  |
| Name der Firma:         | Esales Property Limited                                                       |
| Land:                   | Vereinigtes Königreich                                                        |
| Erfahrung seit:         | 2002                                                                          |
| Art der Dienstleistung: | Immobilien verkaufen                                                          |
| Spezialgebiete:         |                                                                               |
| Art der Immobilie:      | Wohnungen                                                                     |
| Telefon:                |                                                                               |
| Sprachen:               | English                                                                       |
| Webseite:               | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 601,924.85 |

### Standort

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Land:           | Spanien                                                           |
| Adresse:        | Urbanizacion Bonaigua                                             |
| Postleitzahl:   | 43674                                                             |
| Veröffentlicht: | 10.09.2025                                                        |
| Beschreibung:   | {len}Excellent 3 Bed Villa For Sale in El Catllar Tarragona Spain |

Esales Property ID: es5554777

Urbanizacion Bonaigua

43764 El Catllar (Tarragona)

A Golf Lover's Paradise: Villa and Casita in El Catllar, Tarragona

Nestled in the serene and exclusive landscape of El Catllar, Tarragona, this magnificent villa and its accompanying casita offer an unparalleled lifestyle of luxury and tranquility. Located just a few minutes' drive from the prestigious Costa Dorada Golf Club, this property is a dream come true for golf enthusiasts and anyone seeking a private, peaceful retreat. It's more than just a home; it's a complete living experience, blending elegant architecture with abundant outdoor amenities and a unique opportunity for future expansion.



The main villa, a detached house spanning 280 m<sup>2</sup> built space (126 m<sup>2</sup> usable), is designed for comfort and effortless living. It features three cozy bedrooms, each offering a private and relaxing atmosphere, and two full bathrooms equipped with modern fixtures. The layout is thoughtfully planned to create an inviting flow between the indoor and outdoor spaces, with a large terrace and balcony providing additional areas to enjoy the beautiful climate. The home is in excellent second-hand condition, maintained with individual heating and a south-facing orientation that ensures it is bathed in natural light throughout the day. For added convenience, the property and its access are fully adapted for people with reduced mobility, making it a welcoming home for all.

## Outdoor Living and Exceptional Amenities 🌟🏡

The true heart of this property lies in its spectacular outdoor spaces, meticulously designed for leisure, relaxation, and entertaining. The expansive 1,960 m<sup>2</sup> plot is a private oasis, centered around a magnificent private pool and Jacuzzi. This area is the perfect spot for cooling off on a warm afternoon, unwinding with a glass of wine, or simply enjoying moments of peace under the Spanish sun. Beyond the pool, a dedicated barbecue area provides an ideal setting for al fresco dining and social gatherings, allowing you to host unforgettable parties and family get-togethers.

The vast land is meticulously landscaped, featuring a lush garden and ample open space that creates a sense of seclusion and serenity. The property also includes a separate sauna next to the pool and jacuzzi and a storage room, offering additional flexibility and utility. The casita, while modest, provides an ideal space for a home office, a guest suite, or a creative studio, further enhancing the property's versatility. With a dedicated parking space included, you and your guests will have no trouble with vehicle access. This property's outdoor amenities are not just additions; they are core components of a lifestyle that embraces the natural beauty and sunny climate of the Costa Dorada.

The house has air conditioning with a hot/cold heat pump and a fireplace for winter days, creating a pleasant feeling of warmth and serenity, accompanied by the hypnotic dance of the fire.

The barbecue area includes a bar with water, a sink, and a bar bottle rack fridge, all next to the pool and barbecue. It's also possible to grow your own tomatoes, lettuce, peppers, etc., as there's a small area designated as a family garden.

Its excellent transport links are 40 minutes away from Barcelona by car, 4 km from the AP7 motorway, and 10 minutes from the AVE high-speed train station, which connects all of Spain with high-speed trains for example Barcelona center is 30 minutes away, Madrid center is only 2.30 minutes.

## A Unique Investment and Development Opportunity

### Allgemein

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 3                   |
| Badezimmer:              | 2                   |
| Fertige m <sup>2</sup> : | 280 m <sup>2</sup>  |
| Grundstücksgröße:        | 1960 m <sup>2</sup> |



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## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.522.035

