



# LA BALCA

10



PGA CATALUNYA  
GOLF AND WELLNESS

Set in a 500 hectare Catalan countryside, the unique properties at PGA Catalunya are designed to let the beauty of their woodland surroundings to pour inside.

Blending nature into the architecture of our sustainable properties, the design focuses on mental and physical wellbeing throughout. Not only will residents benefit from award-winning design and architecture, they will also step outside into our uninhibited Catalan landscape and enjoy its endless mountain views.

Residents will certainly appreciate the abundance of experiences crafted to rejuvenate the mind and the body: from a round on PGA Catalunya's European Tour golf courses, the Stadium and the Tour Course, to walking through our kitchen garden to pick their own organic produce for the table.

Being among the Catalan pine trees is a truly holistic way to experience life. No aspect of our exceptional properties is left unturned, with carefully considered nutrition, comfort and exercise set to enhance everyday living.

Our IAGTO sustainability award-winning resort offers a glimpse of the future of environmentally conscious living cultivating PGA Catalunya's philosophy to celebrate the finer things in life: eating well, being well and living well.

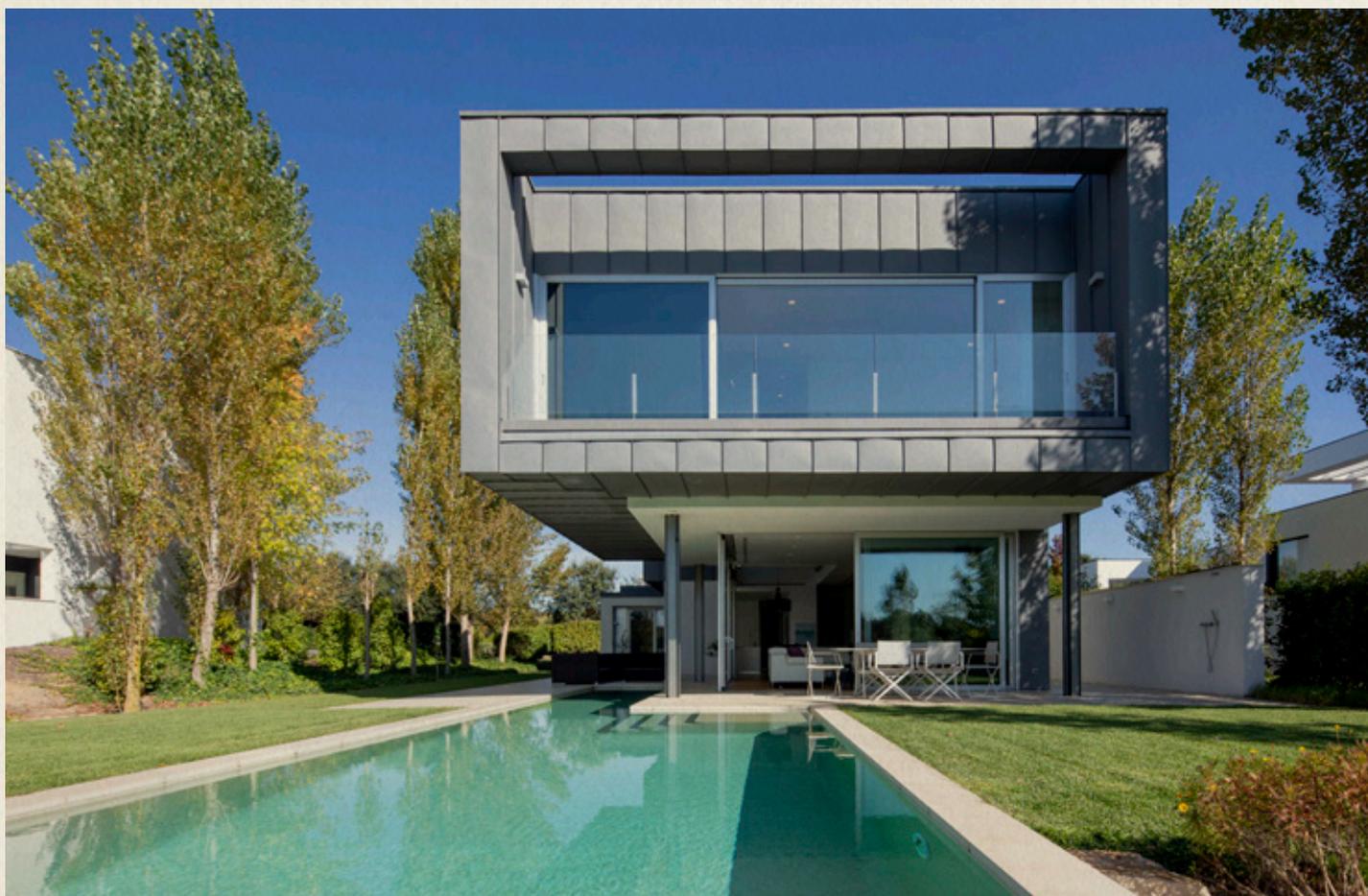
[pgacatalunya.com](http://pgacatalunya.com)



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## 10 LA BALCA

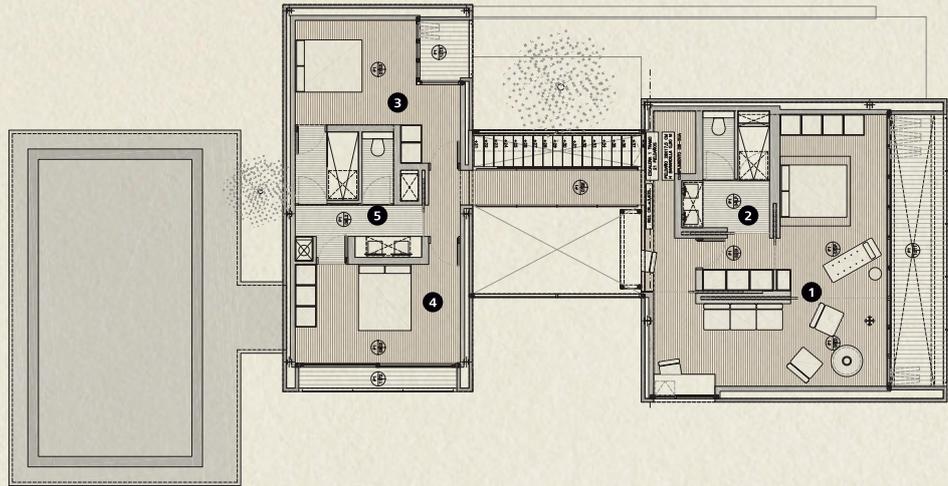
The unique Z-Balca villa, is located in La Balca residential area, overlooking the 15th hole of the Tour Course. The design of this four-bedroom villa includes two main structures connected by a glass walkway, which is not only a connecting element but it also creates a feeling of transparency and of being suspended in the air. Two of the four bedrooms are en-suite. Three of them are on the upper level of the villas and have large terraces to enjoy the beautiful views. On the ground floor are the living-dining room, kitchen, pantry, laundry room and cloakroom. This villa has a spacious basement filled with natural light and beside the separate two-car garage there is another bedroom with an attached bathroom. The majestic interior spaces, extend out with the spectacular views over the lake, while the villa's outdoor space is dominated by a large swimming pool. Around the swimming pool, the porch and two large terraces together form the perfect setting for long leisurely days of relaxation.





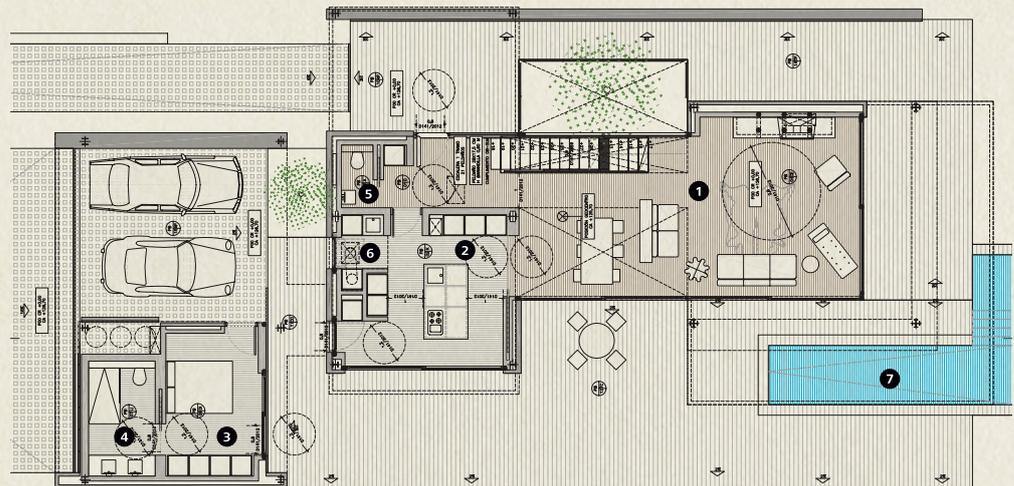
## First Floor

- 1 Master Bedroom
- 2 Master Bathroom
- 3 Bedroom
- 4 Bedroom
- 5 Bathroom



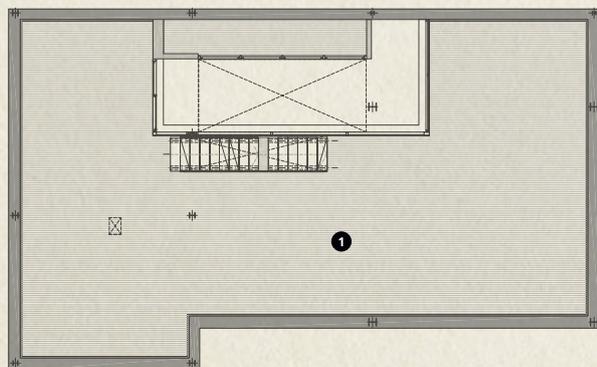
## Ground Floor

- 1 Dining Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 Guest Toilet
- 6 Laundry
- 7 Swimming



## Basement

- 1 Multifunctional Room



# Specifications

Price	€2.350.000
Architect	Lagula
Interior surface	427,9 m <sup>2</sup>
Exterior surface	259,3 m <sup>2</sup>
Bedrooms	4
Bathrooms	3
Guest Toilet	1
Private Parking	
Swimming Pool	
Furniture included	
Basement with natural light	
Heating	Heating floor
Domotics	Control 4
Communications	Optical Fibre, Wi-Fi Access Points
Energy Qualification	Rating B



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## Resort Map

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