

€1,525,000 House / Villa - For sale

Wonderful eco-friendly house to purchase off plan in Llafranc.

Spain » Costa Brava » Llafranc / Calella / Tamariu » 17211

4	3	340m²	550m²	188m²
Bedrooms	Bathrooms	Built size	Plot size	Terrace



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • info@lucasfox.com • lucasfox.com • Calle Forgas i Elias 6, Begur, Spain

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OVERVIEW

4-bedroom bioclimatic house for sale at the heart of Llafranc, 400 metres from the beach.

This is 1 of 2 new semi-detached bioclimatic houses available to purchase off plan, built in a modern style with clean, straight lines with underground levels used to achieve a zero energy balance in accordance with regulations to be introduced in the year 2020.

The project consists of completely bioclimatic homes, using solar energy and thermal auto regulation with minimum need for technology and therefore making the houses very cost efficient.

This particular house will have 4 bedrooms and 4 bathrooms and 1 guest toilet spread over 3 floors, the ground floor, upper floor and the basement which houses the 3-car garage and the utility room. It has the installation for a lift. Each floor will be open around the spiral stairwell with a wider opening on the last floor to promote cross ventilation. Sea views can be enjoyed from the property as well as views of the surrounding greenery.

Outside we find a 29-metre salt water pool and automatic watering system for the landscaped area with cyprus trees and other plants already on the plot shall be recovered and replanted so as to respect the current natural landscape.

Solar panels shall be used to fuel the heating system with underfloor heating, allowing for a constant temperature of 15 degrees and control of damp in the winter. There will be a biomass boiler of the highest energy efficiency or alternatively a hydronic heat pump for heating and hot water.

A building system with a "chimney effect" will be used to cool the home naturally, favouring the circulation of fresh air from the basement through the stairwell with skylight providing ventilation and natural illumination throughout the house.

Floating or landscaped flooring will be used on the roof tops to increase insulation while the corbels of the roof around the lounge area provide shade in summer and maintain heat in the winter.

Blinds with mobile slats regulate light flow while the walls and interior flooring will be extra thick to maintain cold or heat in the style of a Tromb  Wall.

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Sea views, Garden, Swimming pool, Terrace, Private garage, Lift, Natural light, Parking, Underfloor heating, Air conditioning, Balcony, Double glazing, Heating, New build, Solar panels, Transport nearby

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The grey water recuperation system also serves as a water and air refrigeration system, copying the "Abanbar" system used in the Middle East for many years as a means to naturally cool homes. This is one of the special features of this bioclimatic home, a pioneer project in this area.

This property would be ideal for year-round living, particularly for a nature-loving family looking for a sustainable home on the Costa Brava.

Building work is set to take 2 and a half years approximately from the moment of pre-sale.

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