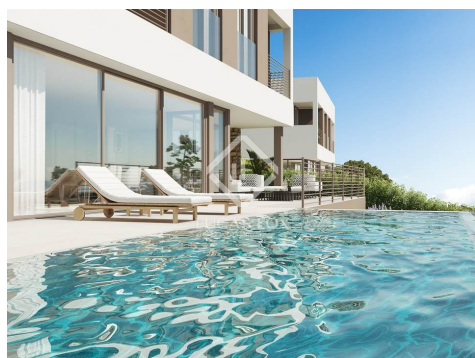


€1,688,000 House / Villa - For sale

## New development project of a 4-bedroom villa with panoramic views, close to the centre of Begur

Spain » Costa Brava » Begur » Begur Town » 17255

<b>4</b>	<b>5</b>	<b>318m<sup>2</sup></b>	<b>612m<sup>2</sup></b>	<b>51m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



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### OVERVIEW

## New development project of a 4 Bedroom villa with panoramic views over the sea and the mountains, short walking distance to the center of Begur

Nestled in the serene Son Rich neighbourhood, only 15 minutes walking distance from the vibrant heart of Begur, emerges a new paradigm of luxury living – a meticulously conceived project of a new development villa designed for discerning individuals who seek unparalleled elegance and comfort.

This exclusive property, set against the backdrop of sweeping panoramic views encompassing the azure Mediterranean, the serene Medes Islands, the lush landscapes of Empordà, and the majestic Pyrenees, is poised to redefine luxury living in one of Catalonia's most sought-after areas.

Upon arrival, the villa's imposing presence is immediately apparent. Entry is through a generously proportioned garage, leading into a welcoming main entrance. This level is thoughtfully designed to cater to the modern lifestyle, offering a gym space, laundry, a technical room, ample storage, and a convenient bathroom.

Ascend via the lift or take the stairs to discover the heart of this magnificent home on the first floor. The day area unfolds in an expansive open-plan layout, where the living room and dining area seamlessly merge, bathed in natural light and offering breathtaking views. The state-of-the-art kitchen, equipped with the finest Gaggenau appliances, is a culinary enthusiast's dream, perfectly positioned to entertain and engage with guests on the sprawling 45 m<sup>2</sup> terrace, where the allure of the outdoors is irresistible, thanks to the inviting 30 m<sup>2</sup> pool.

The pinnacle of privacy and tranquility is found on the second floor, dedicated to rest and rejuvenation. Two sumptuous en-suite bedrooms serve as personal retreats, each boasting walk-through closets, exquisite private bathrooms, and terraces that offer a sanctuary of peace with stunning views. Additionally, two more double bedrooms are thoughtfully appointed, sharing a well-equipped bathroom, ensuring comfort and elegance for family and guests alike.



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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Lift, Wooden flooring, Natural light, High ceilings, Underfloor heating, Storage room, Panoramic view, Open kitchen, New build, Heating, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Alarm, Air conditioning

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Exemplary in every detail, the villa's installations and finishes speak to a commitment to quality and sophistication. Underfloor heating and ducted air conditioning via an arothermal system ensure a perfect climate year-round, while Cortizo aluminium windows, electrical shutters, and a mix of ceramic and wooden flooring balance aesthetics with functionality. The inclusion of a lift, a state-of-the-art home automation system, and meticulous landscaping underscores the villa's modernity and luxury.

If you would like a complete specification of the project, its materials and finishes, please do not hesitate to request it.

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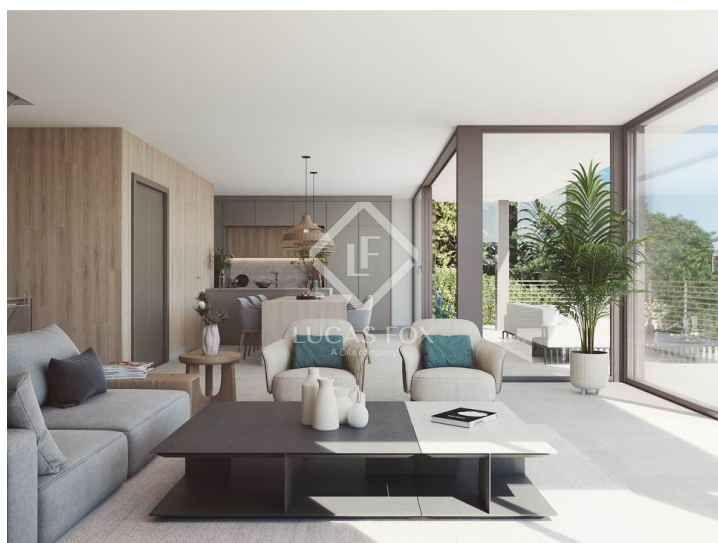


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