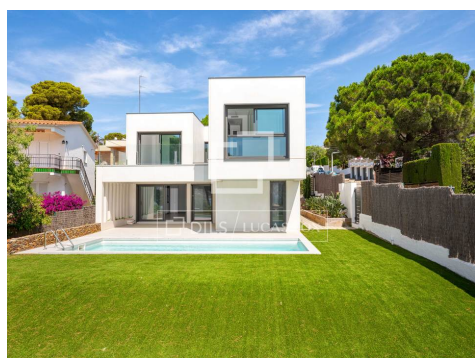
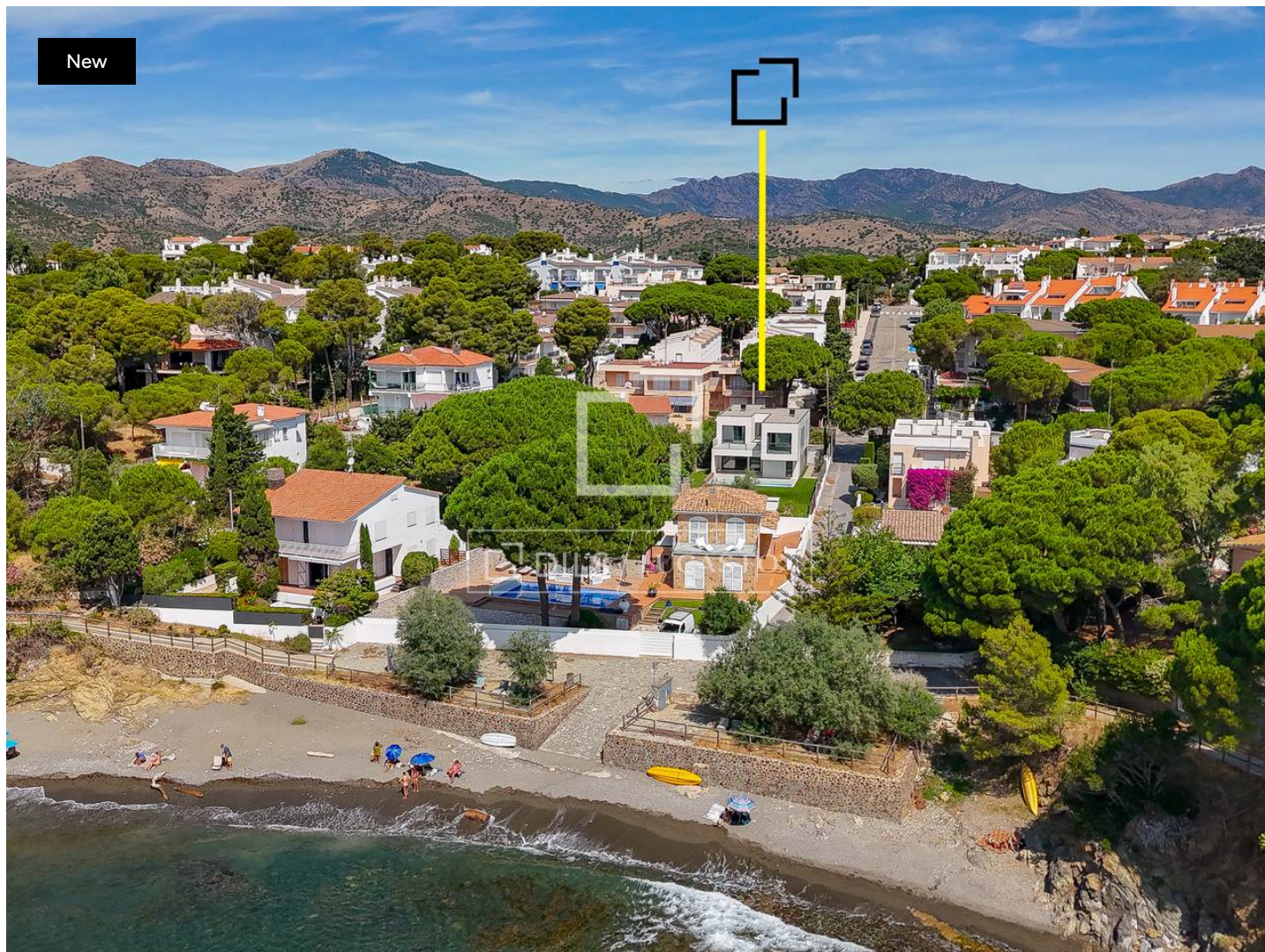


€1,375,000 House / Villa - For sale - New

Newly built house with sea views, private garden and pool, located in second line to the sea in Llançà, Costa Brava

Spain » Costa Brava » Llança » 17490

5	4	285m ²	604m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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Fantastic modern new build house with sea views, garden and private pool, located less than 30 meters from the beach in Llançà, Costa Brava

In one of the most privileged locations on the Costa Brava, in the municipality of Llançà, located in the Alt Empordà region, lies this magnificent new build villa just a short walk from the sea. An exceptional property where contemporary architecture, comfort, and the Mediterranean lifestyle blend seamlessly.

Located on a 600 m² plot in a quiet residential area, just steps from a beautiful beach and the iconic coastal path, this property has been designed to take full advantage of natural light, sea views, and its prime location year-round. Its spacious rooms, thoughtful layout, and high-quality finishes create an elegant, bright, and timeless atmosphere.

The main floor houses a spacious living-dining room with large windows that connect directly to the garden and pool, a fully equipped open-plan kitchen, a bedroom, a full bathroom and a garage with capacity for one vehicle.

The upper floor offers four bedrooms and three bathrooms, including two magnificent suites with en-private bathroom and spacious, separate dressing rooms with natural light, providing added comfort, privacy, and functionality. Both suites have direct access to a large terrace with stunning views of the Mediterranean.

In total, the property has five bedrooms and four bathrooms, two of them en suite.

One of the great privileges of this property is its extraordinary connection to the sea. All the rooms on the main floor, as well as the two suites on the upper floor, enjoy views of the Mediterranean, creating a permanent connection with the surroundings and allowing the landscape to become part of everyday life.

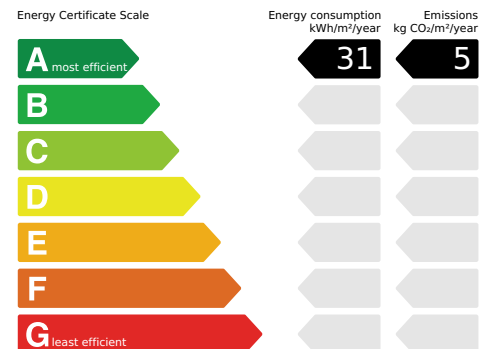
Exterior, the well-maintained private garden with a swimming pool invites you to enjoy an atmosphere of absolute tranquility and privacy, ideal for relaxing, sharing gatherings with family and friends, or simply contemplating the beauty of the surroundings.

Less than twenty steps from the beach, this villa offers the privilege of waking up every morning to the sea breeze, strolling at sunset along the coastal path and enjoying the Costa Brava at its best.



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Sea views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Open kitchen, New build, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Alarm, Air conditioning



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Designed to offer maximum comfort year-round, the property was built using Hormipresa's industrialized system, renowned for its high-quality workmanship, precise construction, and excellent performance in terms of durability and efficiency. It incorporates a heat pump system for heating, cooling, and aerothermics hot water, an efficient and sustainable solution that guarantees high comfort with reduced energy consumption. Furthermore, it features a ventilation system designed to ensure optimal indoor air quality, promoting the well-being of its occupants and contributing to energy savings. All of this is complemented by high-end joinery and finishes, carefully selected to offer a contemporary aesthetic, excellent insulation, and the highest level of comfort.

An exceptional villa for those seeking a contemporary seaside residence, with an unbeatable location, excellent construction qualities and all the comforts of a newly built property .

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The property is situated in Llanca, Costa Brava, with its location indicated approximately in accordance with current regulations. It comprises 0 m² built and 0 m² usable. The property is in excellent condition. The total sale price is €1,375,000. The price quoted does not include taxes or costs associated with the sale, which, in accordance with current legislation, are payable by the buyer; in this case, the following will apply: property transfer tax. Nor does it include notary or land registry fees. An energy performance certificate is available for the property. As regards the certificate of occupancy, we have it, with number , which we will make available upon request by the interested party. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

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