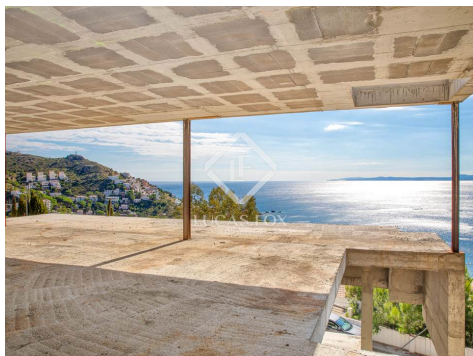


€1,045,000 House / Villa - For sale - New listing

## Luxury house with panoramic sea views in Canyelles, Roses

Spain » Costa Brava » Bay of Roses » 17480

4	4	339m <sup>2</sup>	918m <sup>2</sup>	129m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



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€1,045,000 House / Villa - For sale - New listing

## Luxury house with panoramic sea views in Canyelles, Roses

**Luxury house in Canyelles, Roses, 10 minutes from the beach, southerly aspect, panoramic sea views, infinity pool and large garage.**

Located in the prestigious area of Canyelles, in Roses, just a ten-minute walk from Canyelles Petites Beach, this property represents an exceptional investment opportunity on the Costa Brava.

Currently, the fully completed structure is on the market, which includes the developer's insurance already subscribed and paid, connection fees for water and electricity meters already completed, installation of the inspection chamber for sewage connection, as well as the full fees of the architect and the technical architect, both paid. The construction permit fee has also been paid.

The property is delivered at this structural phase, ready to continue with finishing works. There is an estimated budget of approximately €450,000 to complete the property with high-end finishes, according to the available project plans and drawings. This budget is indicative and non-binding, as the buyer has full freedom to choose the construction company to complete the work. It is also possible to modify the interior layouts as permitted by the structural spaces, adapting the property to the buyer's preferences.

The project envisions a modern and bright home, facing south, with spectacular and unobstructed sea views. At street level, there is a spacious garage with capacity for two vehicles, storage area, and space for bicycles and motorcycles. On the first floor, there are three double bedrooms with sea views, two bathrooms, and a gym that can be adapted for other uses according to the buyer's needs. The second floor features the open-plan living-dining area with kitchen, laundry room, and direct access to the main terrace, where an infinity pool offers stunning sea views, in addition to a master bedroom with en-suite bathroom, providing additional privacy and comfort.

The property also includes small landscaped outdoor areas and perimeter patios surrounding the home.

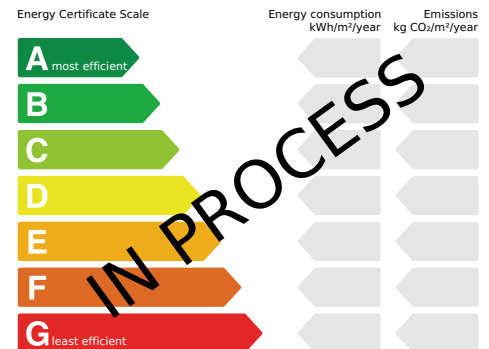
It is important to note that the listed price corresponds only to the currently completed structure. The renders shown are representations of the project once completed with the proposed design and finishes according to the construction plan, whose budget is available for consultation.

A property with enormous potential, in a privileged location, and with unparalleled sea views.



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



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