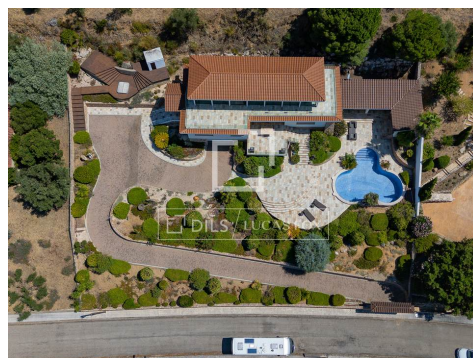
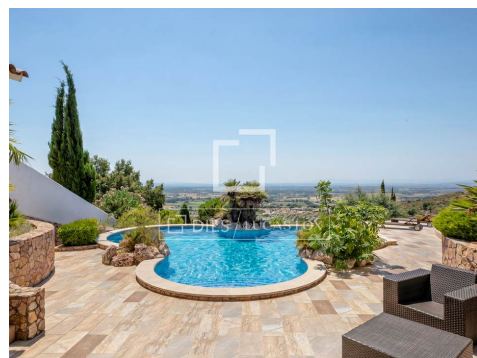


€1,575,000 House / Villa - For sale - New

Exclusive Luxury Villa with Panoramic Views in Els Olivars, Pau

Spain » Costa Brava » Bay of Roses » 17494

4	3	150m ²	2,012m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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Exclusive Luxury Villa with Panoramic Views in Els Olivars, Pau

Exclusive villa in Els Olivars (Pau) with panoramic views of the Alt Empordà, 2,012 m² plot , swimming pool, jacuzzi, sauna, guest apartment and large terraces. Just 10 minutes from Roses and 30 minutes from the French border.

Located in the prestigious Els Olivars de Pau development , considered one of the most exclusive and tranquil residential areas of the Alt Empordà, this magnificent villa sits on a 2,012 m² plot . Its privileged elevated position affords breathtaking panoramic views that stretch from the Empordà landscape to the Cap de Creus Natural Park, making every sunrise and sunset a truly spectacular sight.

The location combines privacy with excellent transport links. The beaches of Roses are just 10 minutes away, Figueres is 15 minutes away, and the French border is only 30 minutes away – an ideal location for both a permanent residence and a second property.

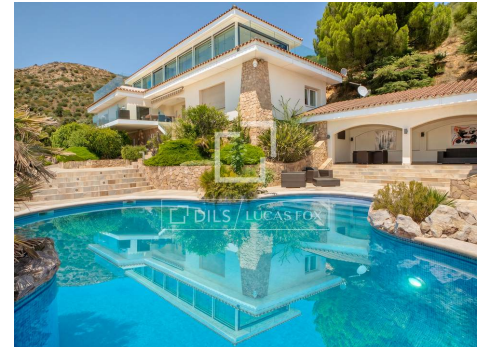
Upon entering La Finca, an elegant, stately entrance hints at the property's character. The meticulously maintained garden, seamlessly integrated with the surroundings, has been designed for year-round enjoyment of the exterior . The heated pool becomes the centre of outdoor living, complemented by a fully equipped summer kitchen beneath a spacious porch, a pleasant chill-out area, and an exclusive wellness space with a jacuzzi and sauna offering breathtaking views.

The property is distributed over three perfectly differentiated levels.

The lower floor , approximately 150 m², houses a spacious garage with room for two large vehicles, the engine room, and a completely separate guest apartment. This apartment includes a living room, kitchen, bedroom , and full bathroom , offering privacy and comfort for family or guests.

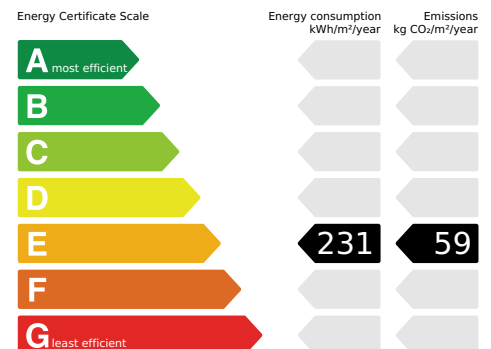
The main floor is designed for everyday living. It features an elegant suite with a private bathroom, a bright living room with direct access to a panoramic terrace, a cozy lounge with a fireplace ideal for gatherings at any time of year, an study, a guest toilet , and a spacious separate kitchen.

The upper floor is the most unique space in the property. Enclosed entirely by high-performance thermal windows, it enjoys exceptional natural light and 360-degree panoramic views. This level houses a spectacular living-dining room, a spacious suite, and a full bathroom equipped with a shower and a whirlpool tub. All of this is surrounded by a wraparound terrace that allows you to admire the landscape from any direction and enjoy an absolute sense of spaciousness and tranquility.



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Sea views, Mountain views, Terrace, Swimming Pool, Heated swimming pool , Garden, Spa, Jacuzzi, Private garage, Natural light, High ceilings, Parking, Views, Utility room, Storage room, Panoramic view, Outdoor kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Barbecue, Alarm, Air conditioning



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€1,575,000 House / Villa - For sale - New

Exclusive Luxury Villa with Panoramic Views in Els Olivars, Pau

This property stands out not only for its size and the quality of its finishes, but also for the way it seamlessly integrates architecture, privacy, and nature. It's a property difficult to describe in words and can only be fully appreciated by exploring each of its spaces and personally taking in the views it offers.

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Exclusive Luxury Villa with Panoramic Views in Els Olivars, Pau



The property is located in Pau (Els Olivars Development), Costa Brava, with the approximate location indicated in accordance with current regulations. It has a constructed area of 447 m² and a usable area of 275 m². The property is in excellent condition. The total sale price is €1,575,000. The price indicated does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees. The property has an available energy efficiency certificate. The certificate of occupancy, number CHG01237518***, is available upon request. Large Property Owner Status: No. AICAT Registration Number 13225 and API 4089.

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