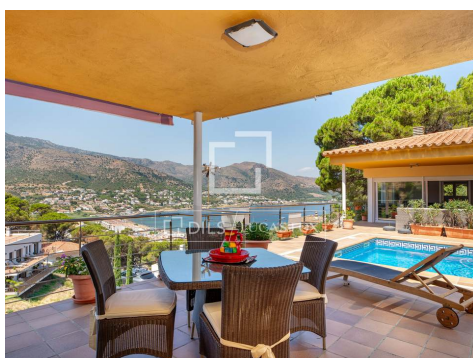
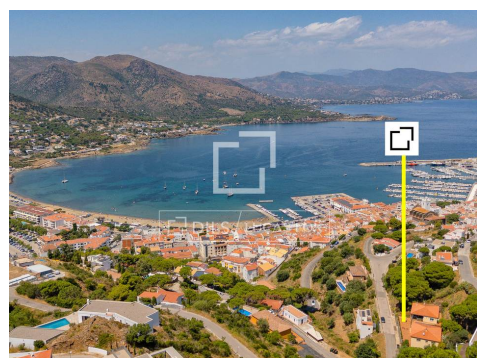


€1,300,000 House / Villa - For sale - New

Exclusive property comprising two independent houses with sea views and a swimming pool

Spain » Costa Brava » El Port de la Selva » 17489

7	6	605m ²	1,257m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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€1,300,000 House / Villa - For sale - New

Exclusive property comprising two independent houses with sea views and a swimming pool

Exceptional property with two completely independent dwellings, a swimming pool, terraces, and spectacular views of the Port de la Selva bay. Privacy, versatility, and a prime location on the Costa Brava.

Located in a quiet residential area of Port de la Selva, just 500 meters walk from the town centre and the beach, we find this unique property consisting of two completely independent houses, which are sold together and share only the spectacular central exterior area with terrace, porches, pool and barbecue area.

Each property has its own separate entrance, private garage and elevator, offering complete privacy and independence between the two houses, but with the added attraction of being able to enjoy a large common area with magnificent open views towards the sea, the bay and the valleys surrounding the property.

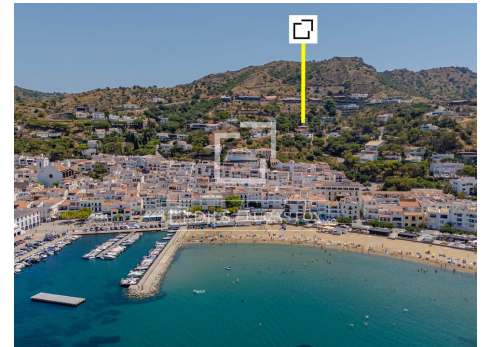
The first property is distributed over three levels. On the access floor, there is a spacious entrance hall next to two suites with en-suite bathroom. The upper floor comprises the day area, with a bright living-dining room, a separate kitchen, and beautiful views of the sea and the bay of Port de la Selva. The master suite with its private bathroom is also located on this floor.

From the living room you can directly access the heart of the property: a large exterior terrace with porch areas, a swimming pool and a barbecue area, an ideal place to enjoy the natural surroundings, tranquility and privileged views.

The second property maintains a similar layout, although it includes an additional room on the bedroom floor, offering a total of four bedrooms. Like the first house, it has its own entrances, garage, and elevator, guaranteeing complete independence.

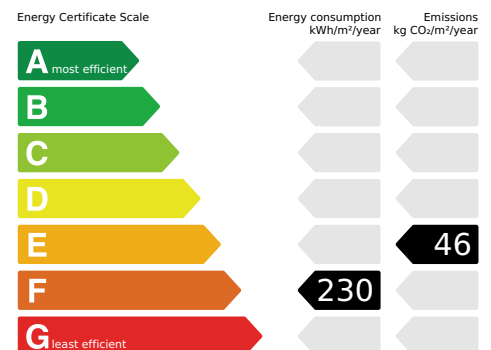
A unique property due to its layout and versatility, ideal both as a residence for those seeking two adjoining homes while maintaining the privacy of each, and for those who value a project with multiple possibilities. Furthermore, one of the homes currently holds a tourist license.

The combination of location, tranquility, sea views and proximity to the center of Port de la Selva makes this property an exceptional opportunity as an investment or as a life project in one of the most special enclaves of the Costa Brava.



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Sea views, Mountain views, Terrace, Swimming Pool, Private garage, Lift, Natural light, Parking, Views, Tourist License, Storage room, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Barbecue



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The property is situated in El Port de la Selva, Costa Brava, with its location indicated approximately in accordance with current regulations. It comprises 605 m² built and 312 m² usable. The property is in excellent condition. The total sale price is €1,300,000. 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 CHG00312814***, 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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