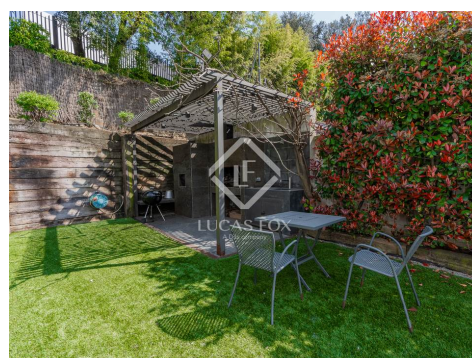
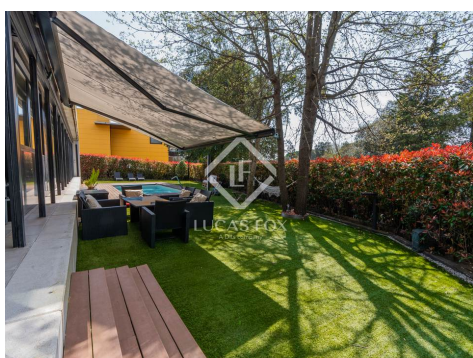
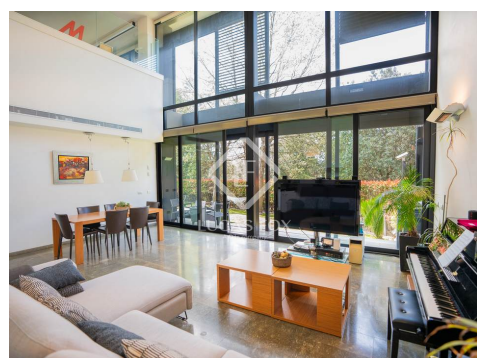


€1,750,000 House / Villa - For sale - New listing

## Excellent 5 Bedroom house / villa for sale in Palau, Girona

Spain » Girona » Girona City » Palau » 17003

<b>5</b>	<b>5</b>	<b>393m<sup>2</sup></b>	<b>1,073m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

## Villa with contemporary architecture, efficiency, and privacy for sale in one of the most exclusive residential areas of Girona

Located in one of Girona's most desirable residential areas , this property combines contemporary architecture with high energy efficiency and privacy. Its location guarantees excellent sunlight exposure, quick connections to the city centre , and convenient access to educational, healthcare, and transportation amenities .

Built in 2007 on a sloping plot , the property adapts to the terrain, respecting the surroundings and optimizing its southerly aspect, providing constant light throughout the day. The architectural design is notable for its simplicity, with concrete as the main element, providing character, durability, and a timeless aesthetic.

The main floor organizes the day area around a spacious living-dining room with large windows that open onto the garden, creating a seamless transition between indoor and exterior. The kitchen, designed by Santos, features a functional and elegant design. On this same floor , there is a suite with a private bathroom, two double bedrooms that share a full bathroom , and a guest toilet.

The upper floor houses a multipurpose space ideal as an study, library, or sitting area, with access to a large private terrace. On this same floor is the master suite, with an en-suite bathroom and dressing room.

The lower floor , thanks to an English courtyard that provides natural light and ventilation, offers a garage with capacity for two cars and a motorcycle, a bicycle storage room , a gym and spa area, a games room , and a separate utility room . This level complements the property with highly functional spaces without sacrificing comfort or design.

Exterior, the house features a garden with low-maintenance vegetation, an exterior parking area for several vehicles, a porch area with a barbecue, and a heated saline pool, perfectly integrated and oriented to offer maximum privacy.

The property has recently been updated to maximize its energy efficiency, incorporating 30 solar panels, electric shutters , and other elements that reinforce a self-sufficient and sustainable lifestyle.



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Terrace, Swimming Pool, Garden, Spa, Private garage, Gym, Natural light, High ceilings, Transport nearby, Storage room, Near international schools, Heating, Fireplace, Exterior, Double glazing, Chill out area, Barbecue, Alarm, Air conditioning

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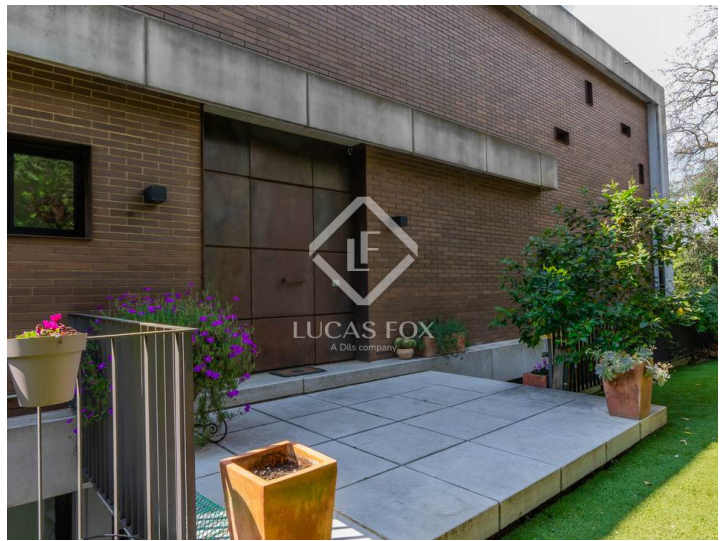
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A technically and aesthetically well-designed property, built with high-quality materials and located in one of Girona's most sought-after areas, ideal both as a permanent residence and for those seeking an exclusive and functional second property.



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