

€650,000 House / Villa - For sale

**Villa Ardenya, spectacular modern newly built villa with a beautiful sunny garden and private pool for sale in a quiet residential area just 3.5 km from the beaches and the historic center of Sant Feliu de Guíxols, Costa Brava. Delivery 02/2024**

Spain » Costa Brava » Sant Feliu de Guíxols » 17246

<b>3</b>	<b>3</b>	<b>172m<sup>2</sup></b>	<b>567m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Villa Ardenya, spectacular modern brick villa with a beautiful sunny garden and private pool for sale in a quiet residential area just 3.5 km from the beaches and historic centre of Sant Feliu de Guíxols, Costa Brava. Delivery 02/2024

Newly built modern villa , with garden and private pool, located in a quiet residential area between the towns of Sant Feliu de Guíxols and Sta. Cristina d'Aro. It is located very close to the beach and the historic centre of Sant Feliu de Guíxols (3.5 kilometers away) with its charming quality restaurants and the wonderful seafront promenade.

It is in the final phase of construction and could be delivered in February 2024. It has a constructed area of 172 m<sup>2</sup> on a practically flat land of 567 m<sup>2</sup>.

The house is very comfortably distributed on one floor and has large windows and high ceilings, so it enjoys maximum light and a fluid connection between the garden and the interior areas .

The villa has a spacious and open-plan living-dining room with an open kitchen with an island and access to the pool and terrace area. The night area has two double bedrooms, two complete bathrooms and the large main bedroom with full bathroom and dressing room.

The villa has a fantastic flat garden with a private pool and exterior parking area for several cars.

It is important to note that the house will have an A energy rating, the most efficient. It has been built with high quality materials and will have home automation, high-end appliances , underfloor heating system, hot water with aerothermics, centralized air conditioning through ducts and thermal windows with triple glazing.

Optionally, you could opt for the installation of solar panels and accumulators. Do not hesitate to contact us to organize a visit, we are at your disposal.



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Mountain views, Swimming Pool, Garden, Parking, Walk-in wardrobe, Open kitchen, New build, Heating, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Air conditioning

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