

€1,280,000 House / Villa - For sale - New listing

## Excellent 4 Bedroom house / villa with 250m<sup>2</sup> terrace for sale in Platja d'Aro

Spain » Costa Brava » Platja d'Aro » 17250

**4** Bedrooms    **5** Bathrooms    **304m<sup>2</sup>** Floorplan    **900m<sup>2</sup>** Plot size    **250m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 872 025 008 • platjadaro@lucasfox.es • lucasfox.com • Avinguda Castell d'Aro 42, Girona, Spain

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### OVERVIEW

## Villa Empuria, beautiful modern villa with private garden and pool and panoramic views of the sea and the mountains for sale in the residential area of Mas Ros, Platja d'Aro, Costa Brava.

Lucas Fox presents this modern and spacious new build villa with spectacular sea views from all rooms located in the Mas Ros residential area of Platja d'Aro.

The villa has about 304 m<sup>2</sup> built on a 900 m<sup>2</sup> plot, with a garden where decorative trees will be planted, a private saltwater pool and a waterfall, a covered summer kitchen and dining room along with a chill-out area. In addition, it enjoys a large terrace of about 250 m<sup>2</sup> with sea views, a large garage for two or three cars and a private parking space on the other side of the villa.

The property is distributed over two floors and an annex that houses the private garage and the summer dining room.

On the ground floor, there is a living-dining room with sea views and high windows that give access to the terrace and garden with pool. Next, there is the separate kitchen with a dining area and sea views, which also has access to the terrace and garden, and an annex with a pantry. On the same floor there is a double bedroom with a private bathroom and a guest toilet.

The first floor consists of three large double bedrooms with their respective private bathrooms and dressing rooms and stunning panoramic views of the sea.

The excellent exterior area has a large 250 m<sup>2</sup> terrace with sea views on two levels, a garden with decorative trees, a beautiful and modern swimming pool with a waterfall, a summer kitchen with dining room and chill-out area. The property has a large covered garage with capacity for several vehicles and an additional parking area for two cars.

The house has top quality finishes, as well as modern comforts and technologies such as installation of solar panels with autonomous energy production, heating and air conditioning with individual thermostats in each room, pre-installation of a lift and a high level of insulation.



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Sea views, Terrace, Swimming Pool, Garden, Private garage, Lift, Wooden flooring, Natural light, Views, Storage room, Solar panels, New build, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Air conditioning

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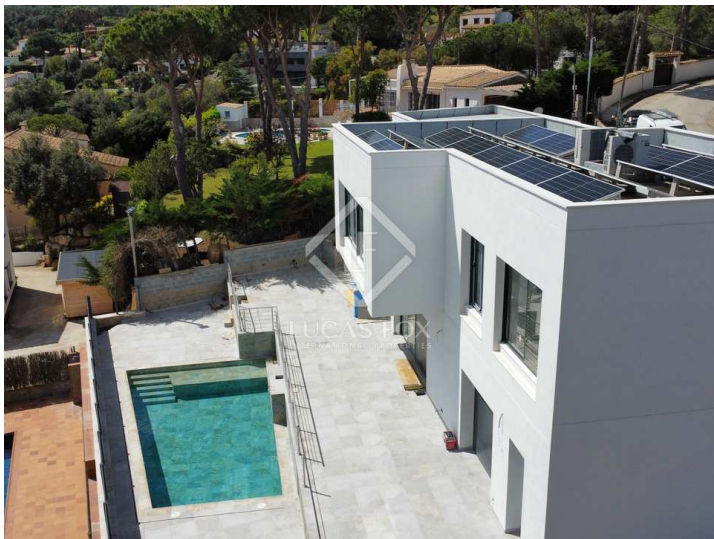
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This fabulous villa will be finished in June 2024. Currently there is the possibility of adapting it to the needs and tastes of its future owner. Contact us for more information.



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