

## **€2,500,000** House / Villa - For sale **New build 5 Bedroom house / villa for sale in S'Agaró, Costa Brava**

Spain » Costa Brava » S'Agaró » 17220

5	5	500m <sup>2</sup>	690m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size





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## OVERVIEW

Beautiful new build modern-style villa under construction with 5 bedrooms, 5 bathrooms, pool, garden and garage and with views of the sea and Gavina for sale in S'Agaró, in a residential area 500 meters walk from the Sant Pol beach.

Villa Emma is a new build house with a modern style in the middle of the construction phase in S'Agaró. The property has an area of 500 m<sup>2</sup> built on a 690 m<sup>2</sup> plot .

The property has high ceilings and is distributed over two floors. We enter through the main entrance, next to a large garage for two cars. On this floor we find the day area with a entrance hall and a guest toilet, followed by a spacious living-dining room with fireplace and a fully equipped open-plan kitchen. The kitchen has a central island and leads to the 80 m<sup>2</sup> living-dining room with large windows that access to the pool and terrace. The floor is completed with a double bedroom with its private bathroom bathroom with Italian shower of about 32 m<sup>2</sup>.

We go down the stairs to the ground floor to access the night area where we find a 39 m<sup>2</sup> multipurpose room that could be used as an additional living room . Next, there is a first double bedroom of about 28 m<sup>2</sup> with its private bathroom with bathtub and a second double bedroom of about 20 m<sup>2</sup> with its private bathroom with Italian shower. This floor also has two double bedrooms of 15 m<sup>2</sup> that share a double bathroom with a shower. Finally, there is a laundry room room of about 13 m<sup>2</sup> and a gym room of about 16 m<sup>2</sup> that leads to the terrace and the garden.

Exterior, there is a salt chlorination pool with an area of about 26 m<sup>2</sup>, as well as an exterior terrace with its summer kitchen, perfect for barbecues with sea views.

The entire house has underfloor heating and a reversible duct air conditioning system. There is the possibility of installing a lift. The house will be equipped with solar panels, porcelain interior floors and teak wood terrace floors. The villa has a modern cream-white style with some parts clad in heat-treated wooden slats such as the main entrance and the garage.

The completion of the work is scheduled for summer 2025. Do not hesitate to contact us to arrange a visit or request more information.



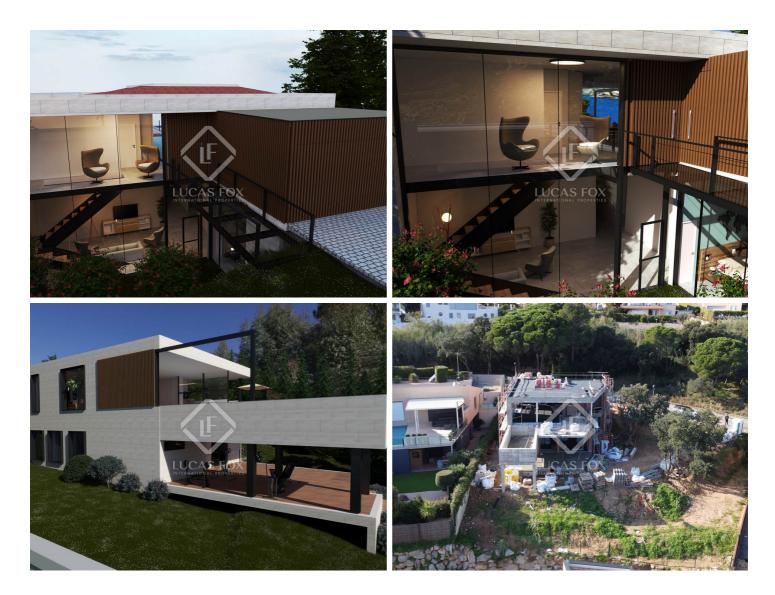
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Sea views, Swimming Pool, Private garage, Gym, Natural light, High ceilings, Underfloor heating, Parking, Views, Storage room, Open kitchen, New build, Interior, Fireplace, Equipped Kitchen, Double glazing, Built-in wardrobes, Barbecue, Alarm, Air conditioning

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