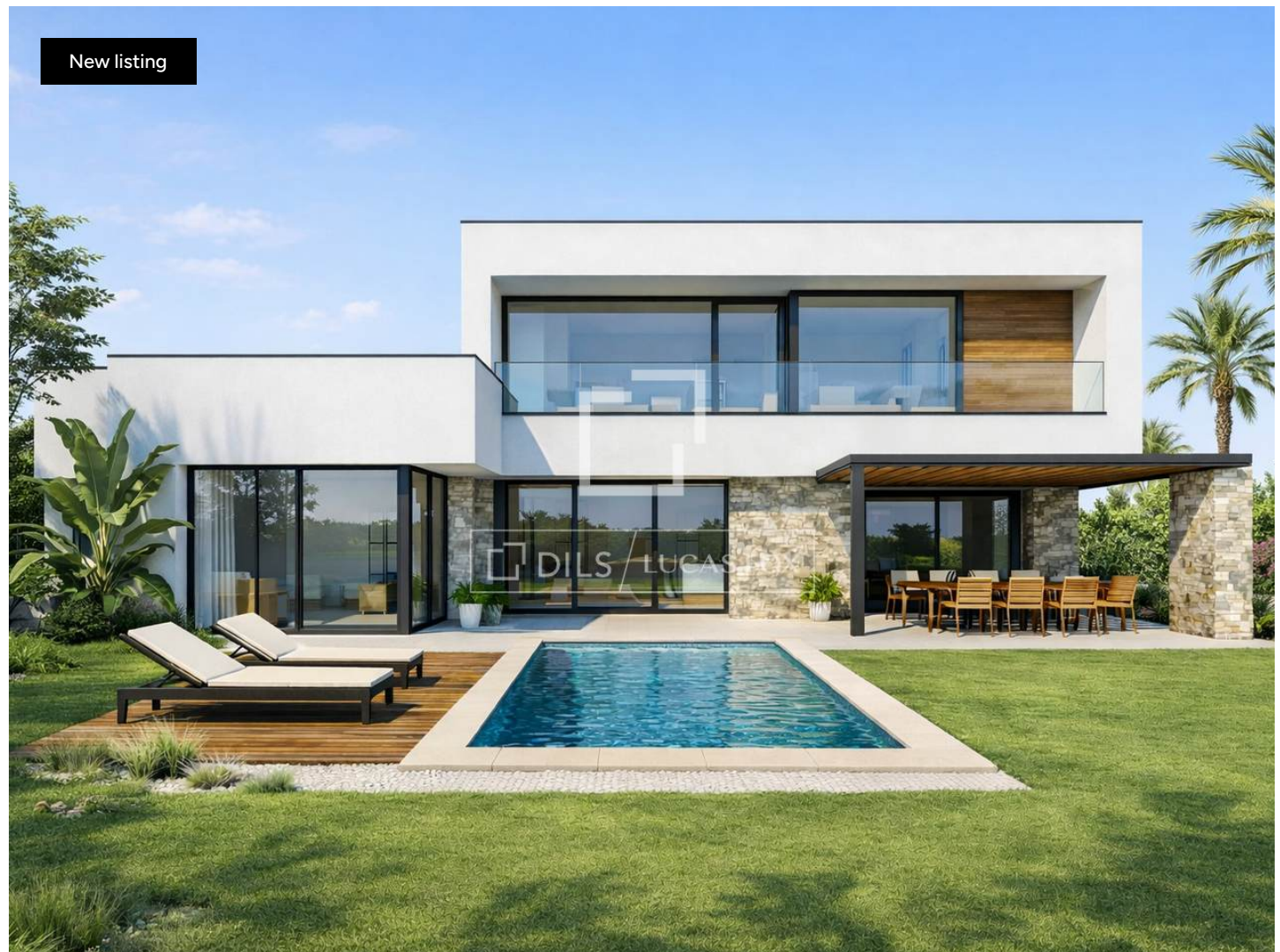


€1,850,000 House / Villa - For sale - New listing

**Spectacular newly built contemporary design villa with swimming pool located in Golf Costa Brava, featuring spacious and bright interiors, modern architecture and high energy efficiency. Customizable project, just minutes from the area's beautiful beaches**

Spain » Costa Brava » Santa Cristina d'Aro » 17246

4	3	307m <sup>2</sup>	1,009m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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**Modern designer villa for sale, 307 m<sup>2</sup> on a flat 1,009 m<sup>2</sup> plot next to the Santa Cristina d'Aro Golf Course, Costa Brava. 4 bedrooms, swimming pool and garden. Customizable turnkey project with A+ energy efficiency, aerothermics and solar heating. 10 minutes from the beach.**

In an exceptional natural setting, in the exclusive new area of the Golf Costa Brava development in Santa Cristina d'Aro, Evia is presented, a contemporary villa designed for those seeking a balance between architecture, well-being and quality of life on the Costa Brava.

The house is planned for a completely flat 1,009 m<sup>2</sup> plot and will have 307 m<sup>2</sup> of built area, distributed over two floors. Its architecture, with its clean lines, combines uncluttered volumes with natural stone and large glazed surfaces, creating an elegant and timeless aesthetic where light takes center stage.

#### Spacious and functional spaces

The main living area is located on the ground floor, designed as a large open-plan space of over 60 m<sup>2</sup> that integrates the living room, dining room, and kitchen into a fluid and bright environment, with direct access to the garden and private pool. This level also includes a separate study, ideal as a home office or multipurpose space, a double bedroom suite with dressing room and bathroom, an additional toilet, and a garage with space for two vehicles.

The upper floor is dedicated to the bedroom area, with three additional bedrooms and two bathrooms. The master suite features a dressing room and ensuite bathroom, providing privacy and comfort. A spacious hall connects the rooms and access to a 15 m<sup>2</sup> terrace, perfect for enjoying the surroundings and the Mediterranean climate.

The exterior has been designed to offer a practical and low-maintenance garden, accompanied by a private pool, creating an intimate and pleasant space for everyday life or family leisure.

#### An adaptable and highly efficient project

Evia is offered as a fully customizable turnkey project, allowing finishes, materials and details to be adapted to the preferences of the future owner, making each property a unique piece.

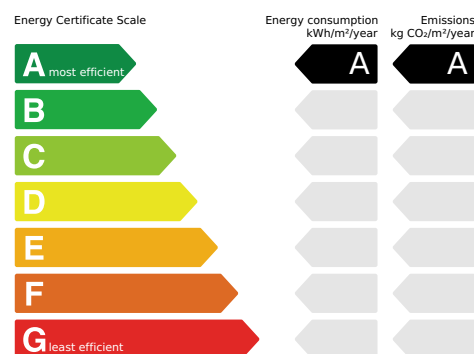
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Mountain views, Terrace,  
Swimming Pool, Garden,  
Private garage, Underfloor heating,  
Walk-in wardrobe, Utility room,  
Storage room, Solar panels,  
Open kitchen, New build, Heating,  
Exterior, Equipped Kitchen,  
Double glazing, Chill out area,  
Built-in wardrobes, Air conditioning



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Sustainability and comfort are fundamental pillars of the project. The property will achieve the highest energy rating, A+, incorporating a Huawei photovoltaic solar energy system, Daikin aerothermics, and high-performance minimalist windows and doors, guaranteeing efficiency, quiet operation, and energy savings.

The project is being developed by a German company with extensive experience in the residential sector on the Costa Brava. This well-established construction company boasts a proven track record in high-quality developments and multilingual customer service, offering professional and personalized support throughout the entire property and customization process.

**A location with potential**

Just 10 minutes from the beaches and with excellent connections to Girona and Barcelona, the property enjoys a strategic location. Furthermore, its proximity to the golf course that will host the 2031 Ryder Cup reinforces its appeal as a medium- and long-term investment.

The final part of the exhibited photographs includes images of a model property already built by this same developer, allowing one to appreciate firsthand the level of finishes, the construction quality and the attention to detail that define the Evia project.

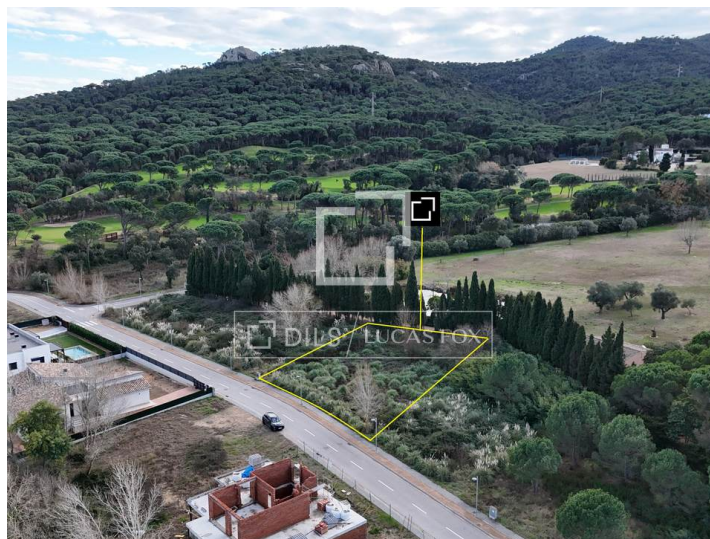
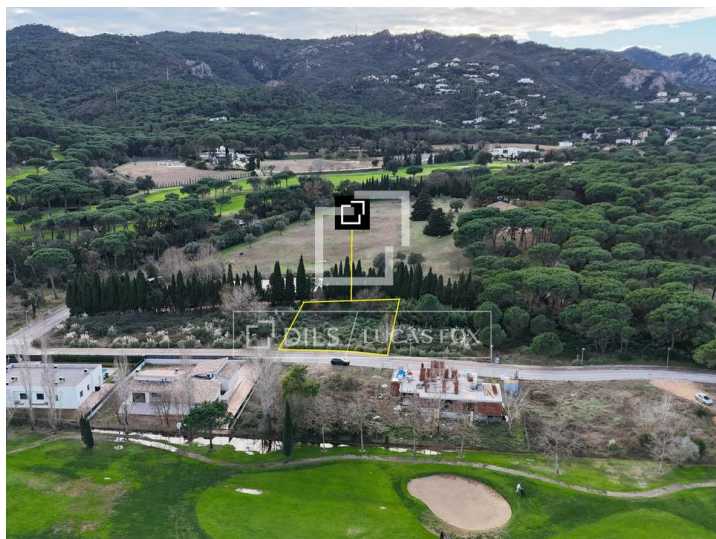
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