

€3,900,000 House / Villa - For sale - New listing

Spectacular newly built contemporary villa with beautiful sea views, a large private garden, two swimming pools, and a wellness area, located in the prestigious residential area of Mas Nou, Platja d'Aro, very close to the Costa Brava beaches and coves.

Spain » Costa Brava » Platja d'Aro » 17250

6	6	750m ²	2,017m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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Luxury villa in Mas Nou with sea views, contemporary architecture, two swimming pools, and a wellness area with a spa, gym, and games room. Spectacular level garden and chill-out terrace with a jacuzzi. Maximum comfort: underfloor heating, air conditioning, and solar panels.

Exclusive newly built villa for sale in Mas Nou, within the municipality of Platja d’Aro, located in one of the most sought-after areas of the Costa Brava. The property is set in an environment that combines privacy, open sea views, tranquility, and proximity to amenities, making it a particularly attractive opportunity both as a primary residence and as an investment.

The property offers an approximate built area of 750 sqm (680 sqm usable), distributed across 6 bedrooms and 6 bathrooms. Its design has been conceived to optimize functionality and natural light, providing a well-balanced layout with spacious and well-connected living areas.

Distributed over three levels connected by an internal staircase and elevator, the property clearly separates day, night, and leisure areas:

Main floor: a spacious open-plan living area with a living-dining room and designer kitchen of over 80 sqm, featuring large floor-to-ceiling windows that connect directly to the exterior. This level also includes an entrance hall, guest toilet, office or multipurpose room, and a main suite with private bathroom and direct access to the terrace.

Upper floor: dedicated to the sleeping area, it comprises 4 independent suites, all with private bathrooms and built-in wardrobes, as well as access to a large panoramic terrace with sea views.

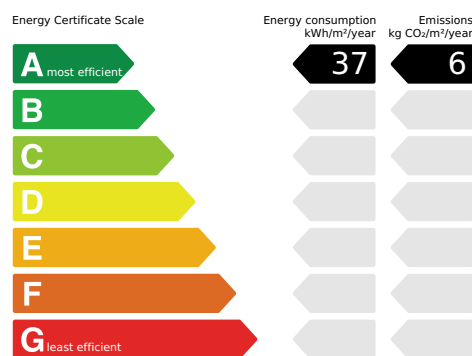
Lower floor: designed as a wellness and leisure area, it includes a games room, private gym, spa area with sauna and hammam, wine cellar, laundry room, technical areas, and a large-capacity garage.

Particular highlights include its open sea views, spacious terraces, private garden, dual pool areas, orientation, and high level of privacy, all contributing to an exceptional level of comfort and quality of life.



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- Sea views, Mountain views, Terrace, Swimming Pool,
- Heated swimming pool, Garden, Jacuzzi, Private garage, Gym, Lift,
- Underfloor heating, Walk-in wardrobe, Utility room, Storage room,
- Solar panels, Playroom, Panoramic view, Outdoor kitchen,
- Open kitchen, New build, Heating, Golf views, Exterior, Equipped Kitchen,
- Double glazing, Domotic system, Chill out area, Built-in wardrobes,
- Alarm, Air conditioning



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The plot offers two distinct outdoor spaces: a rear area with a flat garden and outdoor swimming pool, ideal for family use, and a front area facing the sea with a chill-out terrace, a second pool, and a jacuzzi, designed for relaxation and a more exclusive lifestyle experience.

The property is currently under construction, allowing for customization according to the buyer's needs.

Key features include air conditioning system, underfloor heating, solar panels, large glazed surfaces maximizing light and views, high-end finishes, and an internal elevator.

The described features are subject to verification.

Energy rating: A (37) / A (6).

Certificate of occupancy reference: not available due to the property being under construction.

Includes garage and other annexes that add significant value to the property.

The asking price is €3,900,000, excluding taxes.

For new-build properties, a 10% VAT will apply, as well as stamp duty (AJD), notary, land registry, and other purchase-related costs, which are not included in the price.

The total acquisition cost may vary depending on the buyer's profile and transaction conditions and can be detailed upon request.

Marketed by Dils Lucas Fox (Lucas FF Platja d'Aro SL, CIF B55311658), acting as real estate intermediary.

API number A12014

AICAT number 8812

Transferor condition: Large property holder.

Additional information and documentation are available to consumers. The information provided is for guidance only, based on data supplied by the owner, and may be subject to modifications. It does not constitute a contractual offer.

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