

€1,540,000 House / Villa - For sale - New listing

Excellent 4 Bedroom house / villa for sale in Sant Feliu, Costa Brava

Spain » Costa Brava » Sant Feliu de Guíxols » 17220

4	3	338m ²	403m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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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Magnificent villa with sea views, less than 10 minutes walk from Sant Pol beach and the centre of Sant Feliu de Guíxols, with garden, private pool, 4 bedrooms and private garage and a privileged location on the Costa Brava

Spectacular, modern, and bright new build villa , located in one of the most sought-after areas of the Costa Brava. The property is less than a 10-minute walk from the beaches of Sant Pol (S'Agaró) and Sant Feliu de Guíxols, in a quiet and exclusive residential area.

The main floor offers a spacious open-plan living-dining room area with an open-plan kitchen and central island, fully equipped with high-end appliances and appliances . Thanks to its large windows, this room enjoys abundant natural light and direct access to the terrace, swimming pool, and garden. Also on this floor are a double bedroom with built-in wardrobes, a full bathroom with shower, and a garage with space for two vehicles.

The upper floor houses the night area, comprising three bedrooms with sea views and access to a terrace. The master suite is particularly noteworthy, featuring a dressing room and a spacious en-private bathroom. This floor also includes a second full bathroom and an additional large terrace with pleasant sea views.

On the lower floor there is a spacious multipurpose room, ideal as a gym, cinema room, play area or study, depending on the needs of each owner.

The exterior area has been designed to fully enjoy the Mediterranean lifestyle, with a private pool, garden and spacious terraces.

Key features include a high-efficiency (A+) aerothermics system, pre-installation for solar panels, home automation for controlling temperature, blinds, lighting, and video intercom via mobile phone, LED lighting throughout the property , and built-in wardrobes in all bedrooms. The kitchen incorporates Bosch appliances , Nolte Küchen cabinetry, and an elegant central island clad in marble.

Located in a quiet and private setting, yet very close to all amenities, the property is just minutes from Platja d'Aro, with its wide range of shopping, dining and leisure options.

A villa that combines contemporary design, comfort and a privileged location, ideal both as a permanent residence and as a second property to enjoy the Costa Brava throughout the year.

For more information or to arrange a visit, please do not hesitate to contact us.

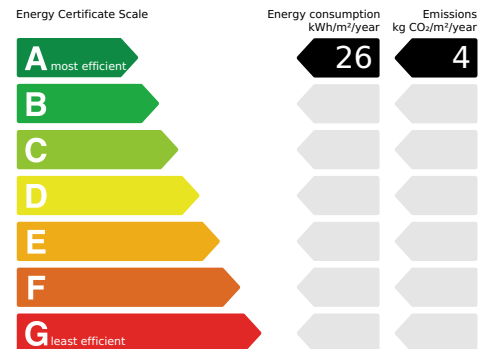
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Sea views, Swimming Pool, Garden, Private garage, Natural light, Parking, Storage room, Open kitchen, Near international schools, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning



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Property Condition: Excellent. Built Area: 330 m² (according to the Land Registry). Usable Area: 152.47 m² (according to the certificate of occupancy). Year of Construction: 2025. Energy Performance Certificate (EPC): Consumption: A26 kWh/m² year. Emissions: A4 kg CO₂/m² year. EPC Registration Number: 4W1868YTH, valid until 28/07/2035. certificate of occupancy: CHG009207250***. API Number: A12014. AICAT Registration Number: 8812. Not included in the price: Transfer Tax (ITP) 11.1%, notary and registration fees according to the tariff. Fees: Real estate management fees are included in the sale price. AICAT Registration Number: 8812. API Number: A12014. Transfer Tax (ITP): 11.1%.

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