

€2,595,000 House / Villa - For sale - New listing

**Exceptional, elegant, contemporary villa with panoramic sea views, swimming pool and complete privacy in the prestigious Mas Nou residential area, Platja d'Aro, Costa Brava.**

Spain » Costa Brava » Platja d'Aro » 17250

5	5	512m <sup>2</sup>	3,040m <sup>2</sup>
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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## Exceptional, elegant, contemporary villa with panoramic sea views, swimming pool and complete privacy in the prestigious Mas Nou residential area, Platja d'Aro, Costa Brava.

Exceptional contemporary villa with panoramic sea views, pool and outstanding privacy in the prestigious Mas Nou residential area of Platja d'Aro. Built on a 3,040 m<sup>2</sup> plot, the property offers 512 m<sup>2</sup> built of elegant living space and five bedrooms.

Lucas Fox presents this exceptional contemporary villa located in one of the most privileged positions within the prestigious Mas Nou residential area of Platja d'Aro.

Built in 2012 on a magnificent 3,040 m<sup>2</sup> plot, the property enjoys complete privacy, spectacular panoramic views over the Mediterranean Sea and the surrounding natural landscape. The villa offers 512 m<sup>2</sup> of constructed area distributed over three comfortable levels.

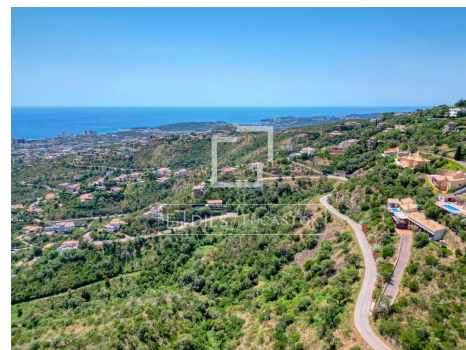
From the moment we enter, the property impresses with its sense of space, natural light and architectural elegance. Large floor-to-ceiling windows frame the sea and flood the interiors with sunlight, while the combination of natural wood, stone, soft tones and high-quality materials creates a warm and sophisticated atmosphere rarely found in modern homes.

The main living area revolves around a spectacular double-height living room with designer fireplace, seamlessly connected to the dining area and the fully equipped open-plan kitchen. Every room has been designed to maximise the views and create a fluid connection between indoor and outdoor living.

Outside, generous terraces lead to the beautifully landscaped garden and stunning infinity pool, creating the perfect setting for relaxation, entertaining and enjoying the Mediterranean lifestyle. The uninterrupted views extend across the hills of the Costa Brava and the sea beyond, providing an ever-changing natural backdrop throughout the year.

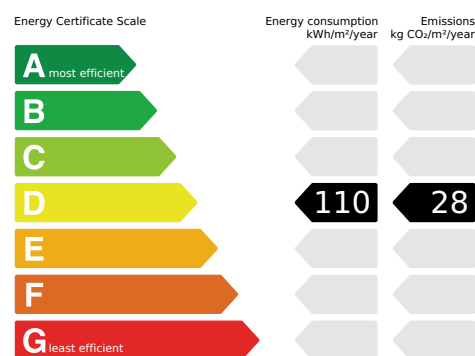
The property offers five spacious bedrooms, including a magnificent principal suite with private bathroom, dressing room and privileged views. Several guest suites, additional living areas and versatile multipurpose spaces provide flexibility for family life, entertaining guests or creating leisure and wellness areas.

A large garage, storage areas and technical rooms complete the property, while its elevated position guarantees tranquility, privacy and a unique sense of exclusivity.



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Sea views, Mountain views, Swimming Pool, Garden, Private garage, Wooden flooring, High ceilings, Walk-in wardrobe, Utility room, Storage room, Renovated, Playroom, Playground, Panoramic view, Open kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Alarm, Air conditioning



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Located just a few minutes from the centre of Platja d'Aro, its beaches, marina, golf courses and restaurants, this villa represents a rare opportunity to acquire a distinctive contemporary residence in one of the most sought-after locations on the Costa Brava.

A home designed for those seeking privacy, views, architectural quality and an exceptional Mediterranean lifestyle.

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Property located in the Mas Nou residential development, Platja d'Aro (approximate location in accordance with current regulations). Built area: 512 m<sup>2</sup>. Plot: 3,040 m<sup>2</sup>. Sale price: €2,595,000 (taxes and closing costs not included). The transfer is subject to Property Transfer Tax (ITP), in addition to applicable notary, registration and administrative fees. The property has a valid energy efficiency certificate with a rating of D, energy consumption of 110 kWh/m<sup>2</sup> per year and CO<sub>2</sub> emissions of 28 kg/m<sup>2</sup> per year. Certificate valid until 2 July 2033. The property has a First Occupancy Certificate (Cédula de Habitabilidad de Primera Ocupación) number CHG\*\*\*\*2001, valid until 3 July 2027, with a usable area of 308.33 m<sup>2</sup>. Complete legal and technical documentation is available upon request. Real Estate Agent Registration Number (AICAT) of Catalonia: 8812. API: A12014. Large Property Owner Status: Not applicable.

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