

€1,400,000 Apartment - For sale - New listing

4 Bedroom apartment with 160m² garden for sale in S'Agaró, Costa Brava

Spain » Costa Brava » S'Agaró » 17220

4	2	91m ²	160m ²
Bedrooms	Bathrooms	Floorplan	Garden



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 beachfront apartment with a 160 m² private garden and four bedrooms, located in the prestigious bay of Sant Pol, in the heart of S'Agaró

Lucas Fox exclusively presents this exceptional property located in one of the most privileged locations on the Costa Brava: on the beachfront of the iconic Sant Pol beach in S'Agaró, within the "Front De Mar" community. A unique property that combines spaciousness, privacy, and an unbeatable connection to the sea.

The property, all on one floor, has four bedrooms and two bathrooms. The master suite has an en-private bathroom, while the other three bedrooms share a second full bathroom .

The day area features an elegant living-dining room with a minimalist kitchen, dominated by a central island, creating a spacious, bright, and perfect space for enjoying time with family and friends. The living room includes a cozy electric fireplace , and the entire property is equipped with underfloor heating and ducted central air conditioning, ensuring maximum comfort year-round.

The true highlight of this property is its magnificent private corner garden of approximately 160 m², which surrounds the property and offers various spaces for enjoying the exterior. Its inviting summer dining room and direct access to the well-maintained communal area with a swimming pool are particularly noteworthy, creating the feeling of living in a house with all the advantages of an exclusive community.

The property also includes a parking space and storage room.

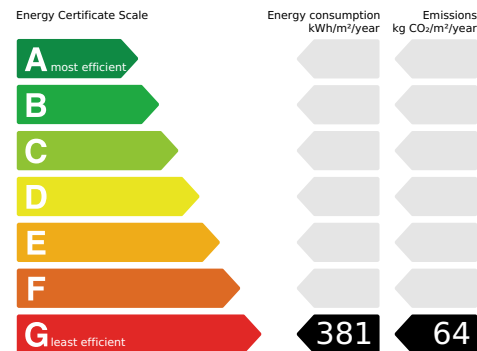
The property offers virtually direct access to Sant Pol beach and its famous seafront promenade, lined with excellent restaurants, crystal-clear coves, and the spectacular coastal path. An exceptional location for those who wish to live by the sea, enjoy ample outdoor space, and experience the authentic Mediterranean lifestyle year-round.

A unique opportunity to acquire one of the most exclusive properties in S'Agaró.



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Terrace, Swimming Pool, Natural light, Underfloor heating, Parking, Open kitchen, Near international schools, Fireplace, Equipped Kitchen, Double glazing, Air conditioning



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Property located in the S'Agaró development , Sant Feliu de Guíxols (approximate location according to current regulations). Built area: 91 m². Private garden of 160 m². Parking space of 20 m², storage room of 8 m². Sale price: €1,400,000 (taxes and closing costs not included). The transfer is subject to Property Transfer Tax (ITP), in addition to the corresponding notary, registration, and administrative fees. The property has a valid energy efficiency certificate with a G rating, an energy consumption of 381 kWh/m² per year, and CO₂ emissions of 64 kg/m² per year. Certificate valid until January 8, 2028. The property has a First Occupancy Certificate Of Occupancy number CHG****8001, valid until January 17, 2033, with a usable floor area of 76 m². Complete legal and technical documentation is available upon request. Real Estate Agent Registration Number (AICAT) of Catalonia: 8812. API: A12014. Large Property Status: Not applicable.

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