GOERTZ & PARTNER
REAL ESTATE

ref. HS V1175



Magnificent Villa with fabulous panoramic views over the Bay of Roses and the Empordà

Nearby golf course, panoramic views, Jacuzzi, private pool, central air conditioning, private garden.

Exclusive villa with panoramic views over the Bay of Roses

Magnificent property located at the highest point of the prestigious Els Olivars residential area, offering stunning open views over the Bay of Roses and the Empordà. Set on a 2,012 m² plot, surrounded by nature, south-facing and with excellent privacy.

The house is spacious and filled with natural light. The ground floor features a large entrance hall with built-in wardrobes, guest toilet, full bathroom, spacious independent kitchen, a bright bedroom, living room with direct access to the terrace and a second independent living room with fireplace, as well as an additional room.

Price: **1.575.000 €**

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The first floor hosts a large master suite with full bathroom, separate toilet and large windows enjoying breathtaking panoramic views.

The property includes a closed garage for two cars, storage area, machine room and laundry room. There is also a separate studio, ideal for guests.

Outside, a beautifully maintained garden with private swimming pool, large sunny terrace and pool house offers the perfect setting to enjoy the Mediterranean climate all year round.

Location and lifestyle

Empuriabrava is ideal for those seeking wellness, nature and an active lifestyle. Water sports such as sailing, paddle surfing, kayaking, kitesurfing, water skiing and diving are available, as well as skydiving, for which the area is internationally renowned.

Hiking, cycling, mountain biking, running, golf, tennis and paddle are also nearby, along with an excellent seaside gastronomic offer.

Perfect as a main residence or holiday home on the Costa Brava.

Transaction:	Sale	Category:	House
Situation:	Calle Nord, Pau, Alt Empordà	Built area:	480 m^2
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Garage:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	2.012 m^2	Furnished:	Yes