GOERTZ & PARTNER
REAL ESTATE

**ref. OA V1317**



# Charming house surrounded by nature in the exclusive Olivars urbanization.

Unique property of 1909 m² with incredible views of the Empordà.

The house of your dreams awaits you in Els Olivars, Pau

Do you know that house you have always imagined? Spacious, elegant, surrounded by nature, and with every detail designed to enjoy life? Well, now you have the opportunity to turn this dream into reality.

Located in the prestigious urbanization of Els Olivars in Pau, this magnificent property stands on a large plot of 1,909 m², offering privacy, comfort, and an unbeatable environment.

The house of your dreams awaits you in Els Olivars, Pau

Do you remember that house you always imagined? Spacious, elegant, surrounded by nature and designed down to the last detail to enjoy life. Now you have the

Price: **895.000 €**

Goertz und Partner 2021 S.L.U.
B-02834166
Teléfono +34 972 45 28 76 - E-mail: nb@goertzundpartner.com
Club Nàutic Puerto · Edif. Nausica A - Poblat Típic - 17487 Empuriabrava (Girona)
Aicat : 10697

opportunity to make that dream come true.

Located in the prestigious Els Olivars residential area in Pau, this magnificent property stands on a large 1,909 m² plot offering privacy, comfort and an impeccable setting.

A majestic entrance leads along a paved driveway directly to the house and a two-car garage. The white façade and perfectly maintained garden immediately convey a sense of peace and wellbeing.

Functional layout and spaces to live and enjoy

Upon entering through the main veranda, you are welcomed by a spacious hall that conveniently distributes the rooms:

Two double bedrooms with a full bathroom, a guest toilet, a practical laundry room and a storage area — ideal for storage and wine lovers.

The living area will surprise you! A fully equipped open kitchen connects to a bright dining room, perfect for family gatherings and special moments. The living room, arranged on two levels and surrounded by large windows, combines elegance and warmth with a beautiful fireplace that provides comfort and intimacy.

The spectacular master bedroom suite is a true haven of peace: it features a large walk-in closet and a spacious private bathroom designed to ensure absolute privacy and comfort.

All rooms are outward-facing, bathed in natural light and equipped with air conditioning.

A well-tended Mediterranean garden forms a natural extension of the home, ideal for relaxing, entertaining friends or simply unwinding. The jewel of the property is the heated saltwater pool — perfect to enjoy all year round.

Its privileged location offers absolute tranquillity in the heart of nature, while being close to the best beaches of the Costa Brava and towns such as Roses and Empuriabrava. Several beautiful golf courses are nearby.

Space, comfort, style and nature — this property is not just a house, it’s a way of life!

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| Transaction: | Sale | Category: | House |
| Situation: | Carrer Del Nord, Pau, Alt Empordà | Built area: | 311 $m^2$ |
| Condition: | Good condition | Rooms: | 3 |
| Bathrooms: | 2 bathrooms , 1 toilet | Garage: | 42 $m^2$ |
| Washing machine: | Yes | Utility room/area: | Yes |
| Terrace: | Yes | Swimming pool: | Yes |
| Central heating: | Yes | Air conditioning: | Yes |
| Plot: | 1.909 $m^2$ | Furnished: | Yes |