For sale: Mediterranean property with panoramic views of the Bay of Roses

Prices & Costs

Brokerage	Im Preis enthalten
Purchase Price	€1,650,000
Garages	1



Property description

In a Prime Elevated Location Above the Picturesque Bay of Roses Awaits This Exclusive Villa – A True Gem for Buyers Seeking Top-Tier Location, Comfort, and Privacy.
Nestled in the sought-after residential area of Els Olivars and surrounded by Mediterranean nature, this exceptional property spans approx. 2,012 m², offering perfect south-facing orientation and breathtaking panoramic views over the sea, the Costa Brava coastline, and the idyllic Empordà region.
A dream home for those who value style, comfort, and the Mediterranean lifestyle in a peaceful and prestigious setting.
Your Highlights at a Glance:
? Unobstructed panoramic views of the sea, mountains, and surrounding landscape
? Large sunny hillside plot with total privacy
? Spacious, light-filled interiors with direct access to terraces and garden
? Multiple bedrooms and living areas – ideal for families and guests
? Exclusive master suite with private bathroom and stunning views
? Separate living area with fireplace for cozy evenings
? Independent studio – perfect for guests, home office, or an artist’s retreat
? Premium pool area with expansive sun terrace and elegant pool house
? Double garage, technical room, and utility/laundry area

This property is perfectly suited as a stylish primary residence, an exclusive holiday home, or a high-return investment with strong rental potential in one of the Costa Brava’s most desirable locations.

Details of the property

Living space	480 m²
Plot area	2.012 m²
Bedrooms	3
Bathrooms	3
Half bathrooms	1
Parking spaces	2
Condition of the property	As good as new
Sale status	open



Location

Pau – Nature, Tranquility and History in the Heart of Alt Empordà
The charming village of Pau is nestled in the gentle hills of the Serra de Rodes, at the heart of the Alt Empordà region. Surrounded by two of Catalonia's most important nature reserves – Cap de Creus and Aiguamolls de l'Empordà – Pau is the perfect retreat for nature lovers, hikers, and anyone seeking peace and quiet away from the crowds.
A true natural gem in the area is the Vilaüt Lake, a remnant of the ancient Castelló Lake. Today, this tranquil body of water serves as an important sanctuary for a wide variety of animal species, especially birds. The lake is particularly captivating in spring and summer, when yellow irises and buttercups bloom, coinciding with the arrival of thousands of migratory birds. It is also home to Catalonia's very first birdwatching station, inaugurated in 1983 – a unique destination for birdwatchers and nature photographers alike.
Just a short distance from the lake rises the Torre d'en Mornau, an impressive 19th-century estate that once served as a major livestock breeding center.

Features

Bathroom	Shower, Bathtub
Kitchen	Fitted kitchen
Chimney	Yes
Kind of heating	Central
Firing	Gas
Air-conditioned	Yes
Type of parking spot	Garage, Outdoor parking spot
Garden use	Yes
Cable / Satellite TV	Yes
Swimmingpool	Yes
Wasching-/ drying room	Yes
With cellar/basement	No
Storage	Yes
Construction type	Massive
Guest WC	Yes
senior-friendly	Yes
Conservatory	Yes

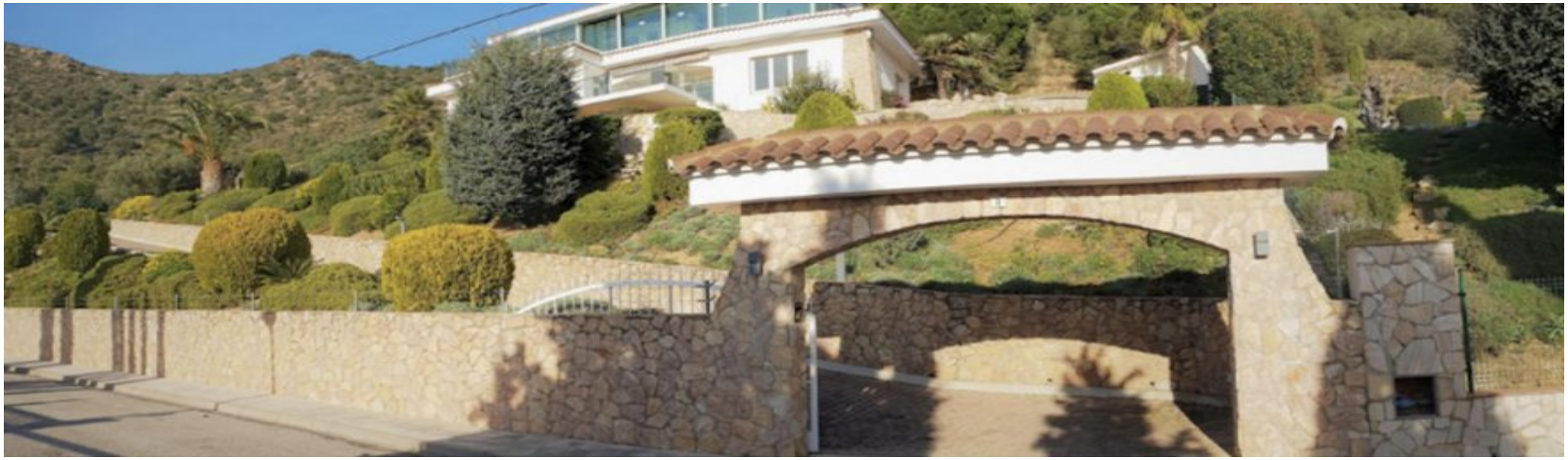


Pau masterfully combines scenic beauty, biodiversity, and historical charm – a place where time seems to slow down, inviting visitors to fully immerse themselves in nature with all their senses..



Features

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Others

Make your dream of living under the Spanish sun come true. Schedule your private viewing today and discover the charm of this unique villa..



Mediterranes Luxus - Anwesen Costa Brava bei Roses



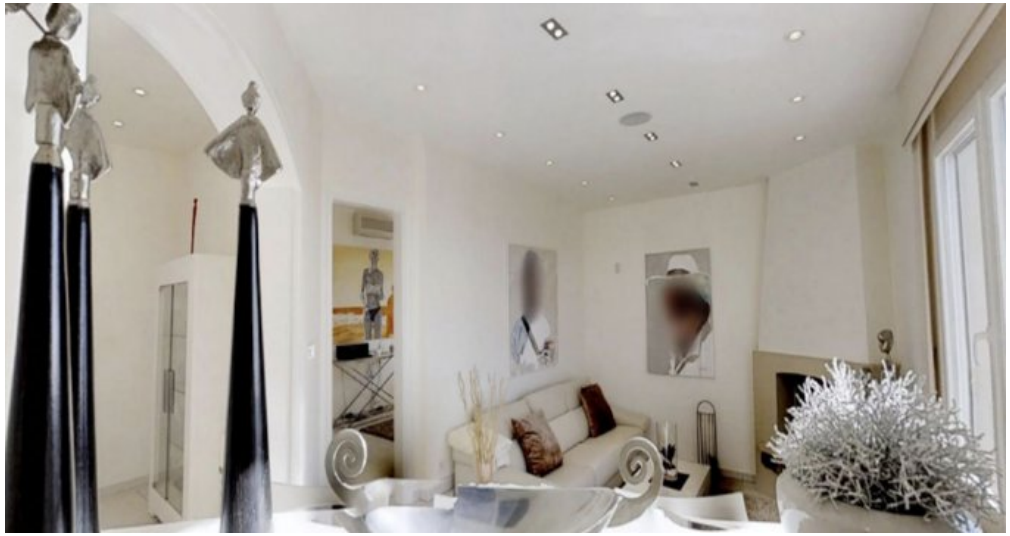
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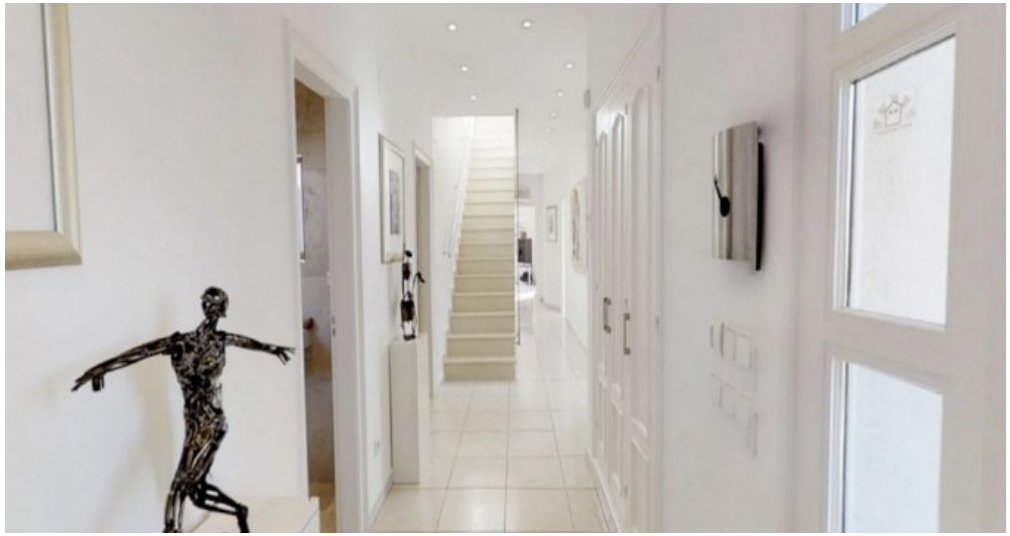
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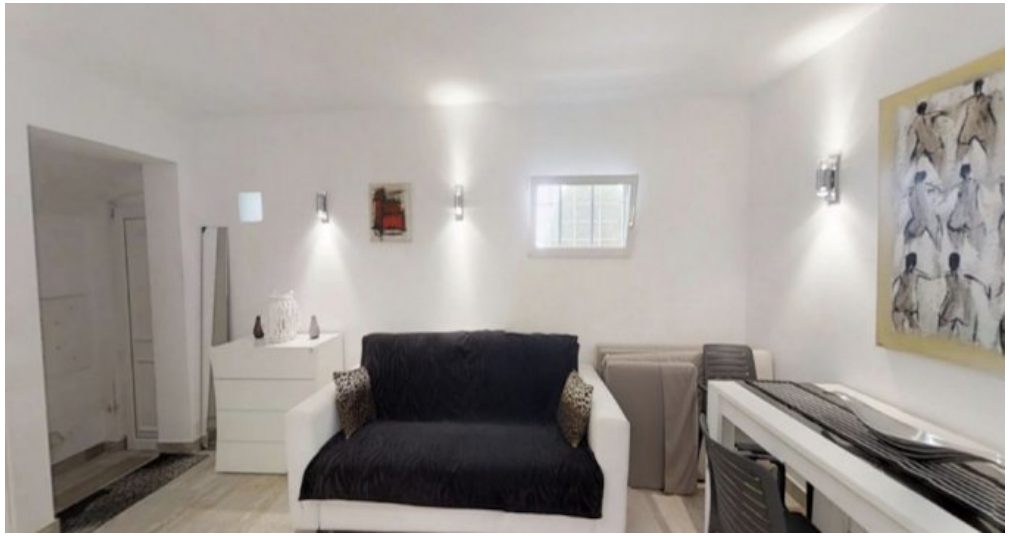
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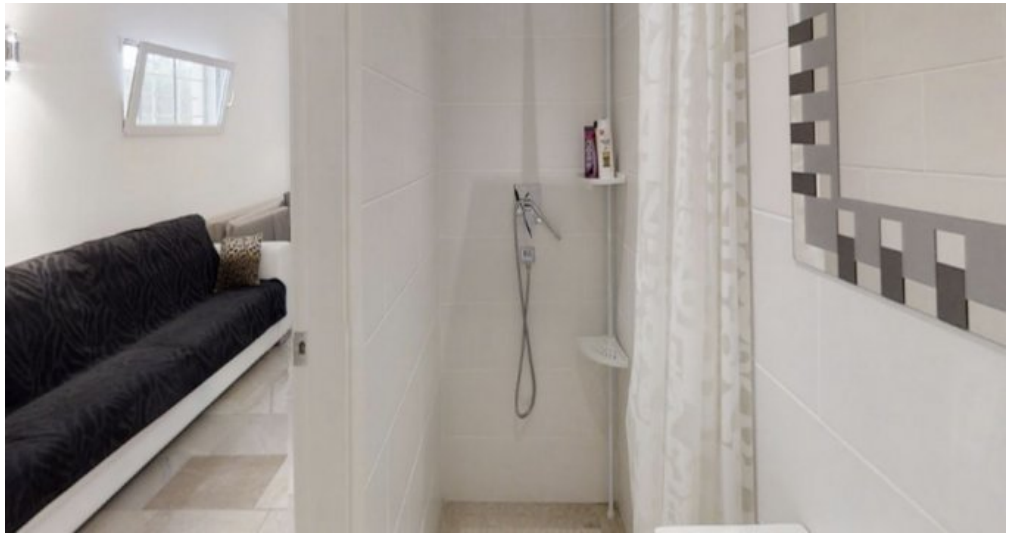
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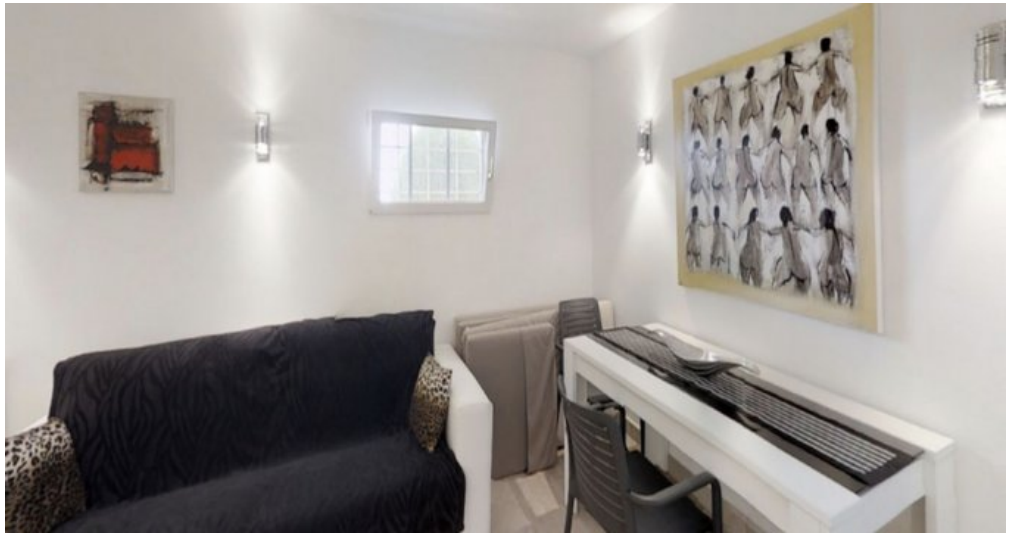
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