

# Mediterranean Luxury Property with Stunning Sea Views for Sale

## Prices & Costs

|                |                    |
|----------------|--------------------|
| Brokerage      | Im Preis enthalten |
| Purchase Price | €2,490,000         |
| Garages        | 1                  |



## Property description

Set on a generous plot of 1,875 m<sup>2</sup>, this detached property is distributed over two completely independent living units – ideal for large families, guests, or as a high-yield vacation rental. With a total of 6 double bedrooms and 5 modern bathrooms, there is plenty of space for relaxation and privacy. Every room is designed to highlight the Mediterranean light and panoramic sea views.

A true highlight of this villa is the stunning infinity pool that blends seamlessly into the blue of the Mediterranean Sea – a real eye-catcher and the perfect place to enjoy unforgettable sunsets. Spacious terraces and beautifully landscaped garden areas invite you to make the most of the Costa Brava's mild climate all year round.

Additional features such as two garages with space for up to 5 vehicles, generous storage areas, and a quiet, upscale residential setting emphasize the exclusivity of this property. The beach is just a short walk away, and the vibrant town center of Roses – with its marina, restaurants, and shops – is only minutes from your doorstep.

## Details of the property

|                           |                            |
|---------------------------|----------------------------|
| Living space              | 405 m <sup>2</sup>         |
| Plot area                 | 1.875 m <sup>2</sup>       |
| Bedrooms                  | 6                          |
| Bathrooms                 | 5                          |
| Half bathrooms            | 1                          |
| Parking spaces            | 1                          |
| Condition of the property | Partly/totally redeveloped |
| Sale status               | open                       |



## Location

Roses (Spanish: Rosas) is located in the northern part of the Costa Brava in Catalonia, Spain, and belongs to the province of Girona. The town lies in the Alt Empordà comarca on the Gulf of Roses, charmingly nestled between the Mediterranean Sea and the foothills of the Pyrenees. It is dominated by Puig Rom, a 230-meter-high hill. The historic old town, with its narrow streets, small shops, and traditional bars, invites you to stroll and explore. The wide sandy beach stretches nearly three kilometers and is complemented by idyllic coves such as Canyelles Petites, Almadrava, and Cala Montjoi. Whether a seaside apartment or a house with panoramic views – Roses offers comfortable accommodations and authentic Costa Brava charm..

## Features

|                        |                              |
|------------------------|------------------------------|
| General categorization | Luxurious                    |
| Bathroom               | Shower, Bathtub              |
| Kitchen                | Fitted kitchen               |
| Kind of heating        | Central                      |
| 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                          |



## Features

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## Others

Don't miss out - schedule a viewing today and let yourself be captivated by this dream villa in Cala Almadrava!.



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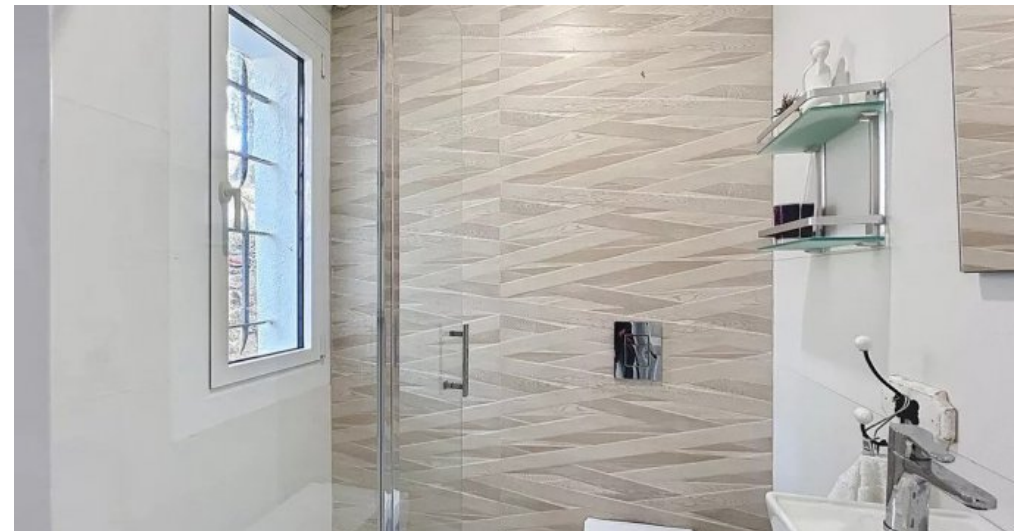
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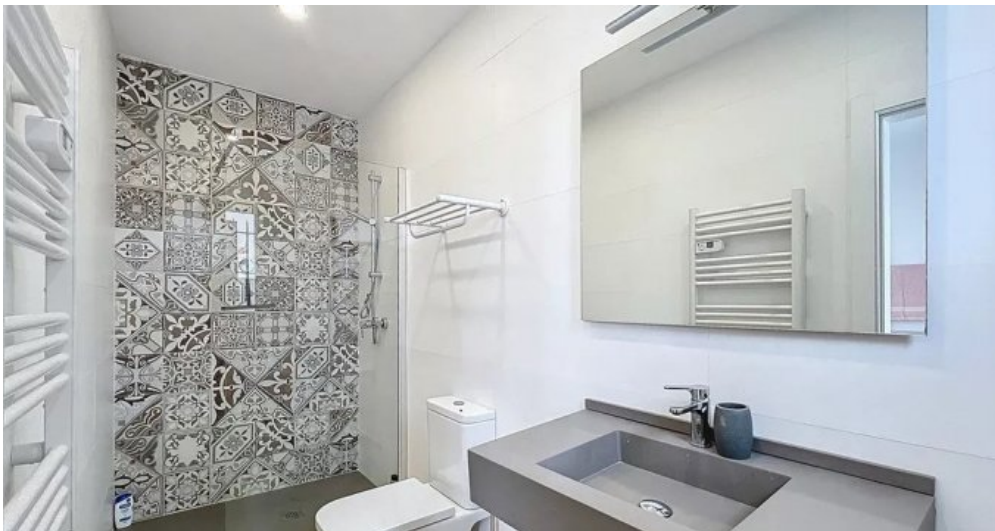




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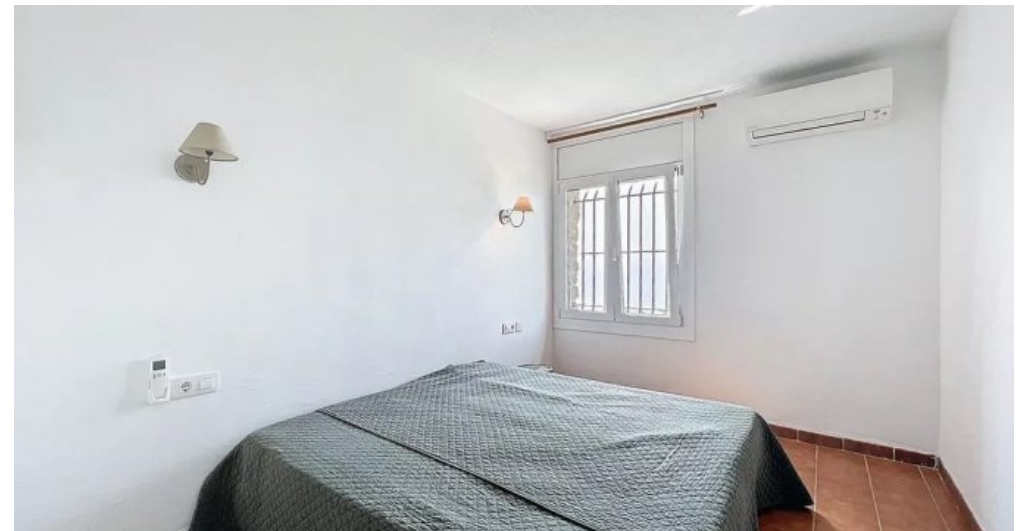
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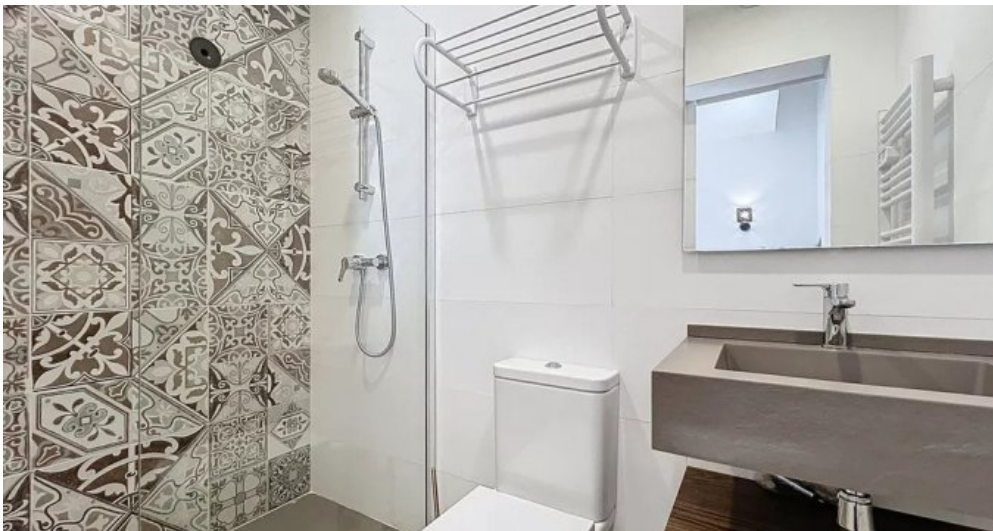




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