Exclusive Luxury Villa with Stunning Sea Views, Pool & 2,012 m² Plot – Els Olivars, Roses

Prices & Costs

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



Property description

Exclusive Villa with Breathtaking Panoramic Sea Views – Els Olivars, Pau / Roses
Located in the prestigious residential development of Els Olivars, near the charming village of Pau and the coastal town of Roses, this exceptional villa enjoys one of the most desirable elevated settings on the northern Costa Brava.
From its privileged position, the property boasts spectacular panoramic views across the Bay of Roses, the sparkling Mediterranean Sea, the surrounding mountains and the picturesque Empordà countryside.
Set on a generous plot of approximately 2,012 m², the villa benefits from a sunny south-facing orientation, beautifully integrated outdoor spaces and an exceptional degree of privacy. Surrounded by the natural beauty of the Mediterranean landscape, it offers a peaceful and exclusive setting in which to enjoy the sunshine and relaxed Mediterranean lifestyle, while remaining within easy reach of the coast and its many attractions.
Inside, spacious and light-filled living areas create an inviting atmosphere, with direct access to the terraces and garden.

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



Several bedrooms and separate living areas provide ample space for family life and comfortably accommodating guests.
A particular highlight is the elegant master suite, featuring a private en-suite bathroom and magnificent views. A separate lounge with fireplace provides a cosy retreat during the cooler months. The independent studio offers additional flexibility and is ideal for guest accommodation, a home office or an artist's studio.
The outdoor areas are equally impressive. A beautifully appointed swimming pool, an expansive sun terrace and a stylish pool house create the perfect setting for enjoying the Mediterranean climate. Whether relaxing by the pool, entertaining family and friends or simply admiring the breathtaking sea views, this property offers an exceptional setting for outdoor living.
A double garage, a separate technical room and a dedicated utility area complete the property's features.
Combining an exclusive location, spectacular views, generous grounds and versatile living spaces, this exceptional villa is ideally suited as a prestigious permanent residence, a luxury holiday home or an investment property with attractive holiday rental potential.

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

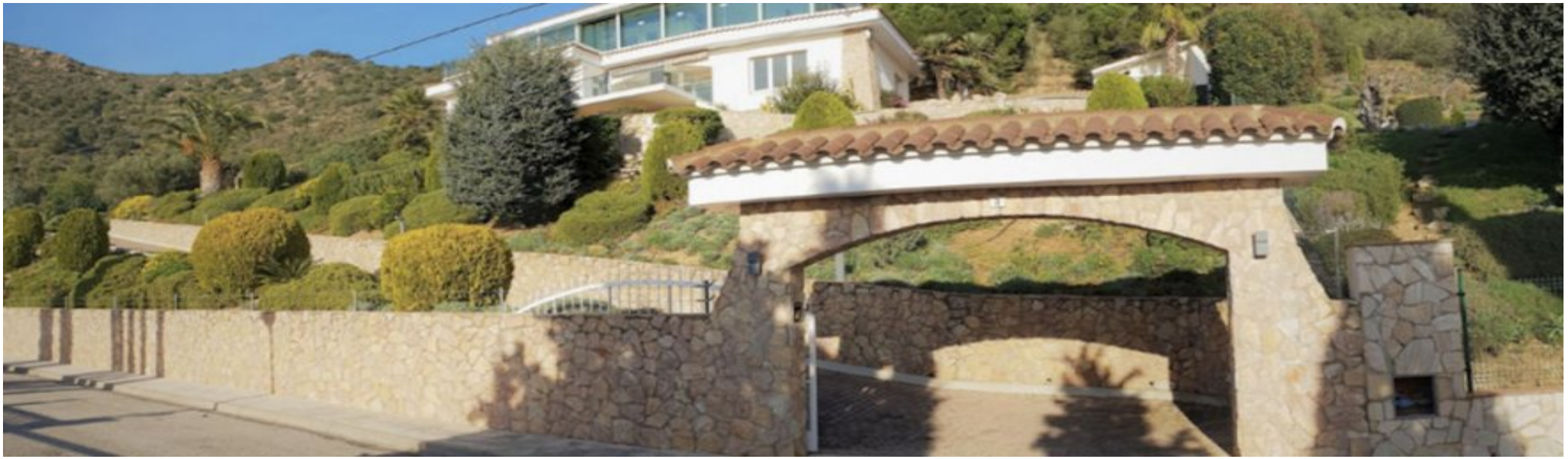


Location

?? Exclusive Location – Els Olivars, Pau / Roses, Costa Brava
The property is situated in the prestigious residential development of Els Olivars, overlooking the charming village of Pau, in one of the most sought-after residential areas of the Alt Empordà region on the northern Costa Brava.
Nestled in an elevated position at the foot of the Serra de Rodes Natural Park, this exceptional setting combines the beauty of the Mediterranean landscape with peace, privacy and breathtaking panoramic views across the Bay of Roses, the Mediterranean Sea and the picturesque countryside of the Empordà.
Despite its peaceful and secluded surroundings, the property enjoys excellent access to the region's most attractive coastal destinations. The lively seaside town of Roses, with its attractive seafront promenade, marina, excellent restaurants, cafés and shopping facilities, is just a short drive away. The extensive sandy beaches and picturesque coves along the Bay of Roses offer ideal conditions for swimming, sailing, water sports and relaxing days by the sea.



Often referred to as the Venice of the Costa Brava, it is famous for its extensive network of navigable canals, private boat moorings and impressive marina. Its vibrant waterfront atmosphere, excellent dining options and magnificent sandy beach make it particularly appealing to boating enthusiasts and lovers of the Mediterranean lifestyle.
The surrounding area offers an exceptional range of leisure activities, including sailing, motorboating, golf, cycling and hiking. The region is also renowned for its outstanding gastronomy, fine wines and charming traditional villages. The picturesque coastal village of Cadaqués, the cultural centre of Figueres and the historic city of Girona are all attractive destinations for day trips.
Els Olivars offers the perfect balance between an exclusive private retreat and convenient access to the finest beaches, marinas and coastal destinations of the Costa Brava.
An exceptional location for those seeking privacy, tranquillity and an authentic Mediterranean lifestyle, without compromising on proximity to the sea and the many attractions of this highly desirable coastal region.



Features

?? Plot & Location
- Approx. 2,012 m² plot
- Prestigious elevated position within the Els Olivars residential development
- South-facing orientation
- Unobstructed panoramic views of the Mediterranean Sea, the Bay of Roses, the surrounding mountains and the Empordà countryside
- Beautiful Mediterranean landscaped gardens
- Excellent privacy and peaceful residential surroundings

?? Living & Sleeping Areas
- Spacious, light-filled living areas
- Several bedrooms
- Separate living areas
- Exclusive master suite with en-suite bathroom
- Stunning sea views and panoramic vistas
- Separate lounge with fireplace
- Direct access to terraces and garden
- Independent studio, ideal for guests, a home office or an artist's studio

?? Outdoor Areas
- Generous terrace areas
- High-quality swimming pool
- Spacious sun terrace
- Stylish pool house

- Attractive Mediterranean outdoor ambience
- Sunny south-facing hillside position

?? Additional Rooms & Parking

- Double garage
- Separate plant and technical room
- Utility and laundry area

?? Key Features

- Exclusive residential location on the Costa Brava
- Generous plot offering a high degree of privacy
- Ideal south-facing orientation
- Impressive panoramic views
- Versatile living and usage possibilities
- Ideal as a permanent residence, luxury holiday home or investment property
- Attractive potential for holiday rentals.



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..



Exklusive Panoramavilla mit spektakulärem Meerblick und privatem Pool



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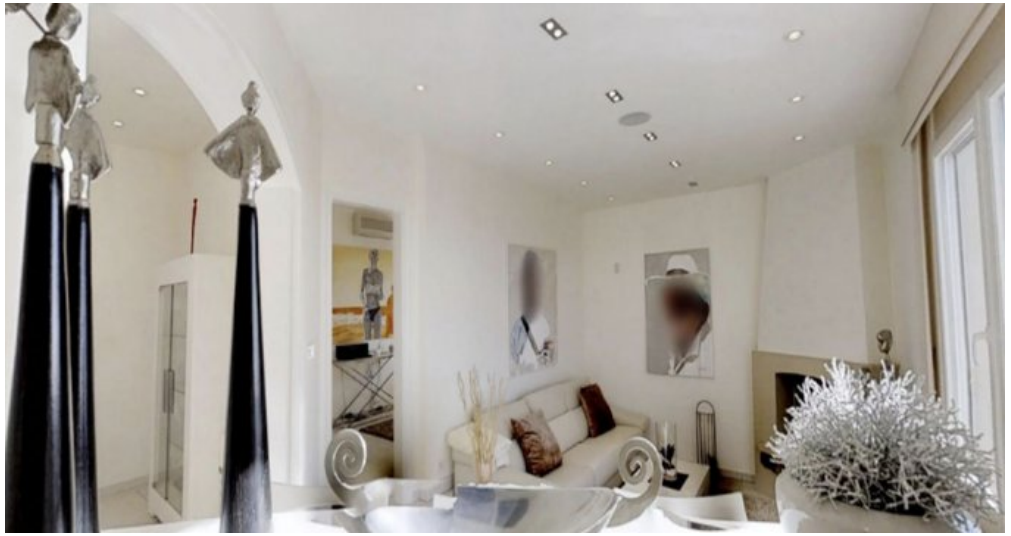

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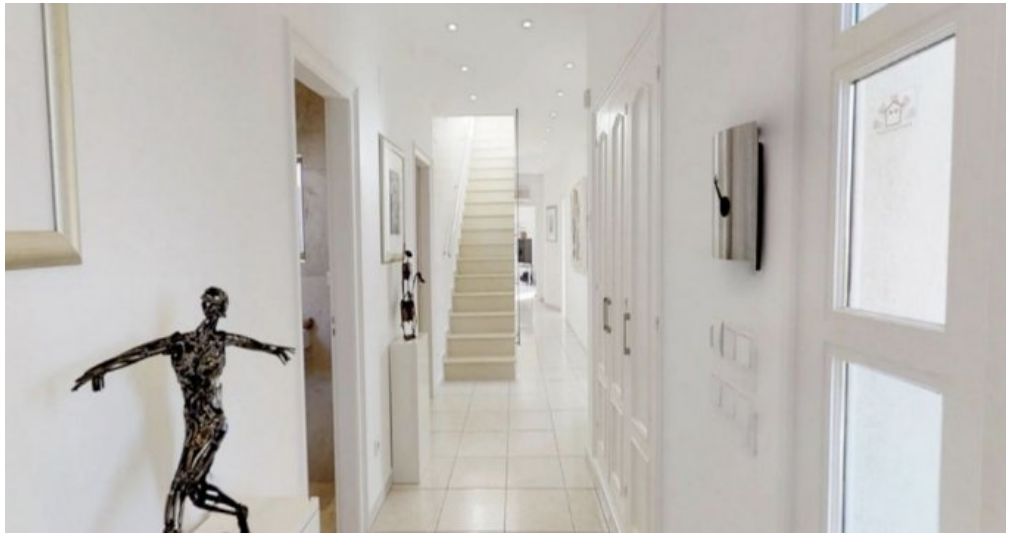

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Mediterranes Luxus - Anwesen Costa Brava bei Roses



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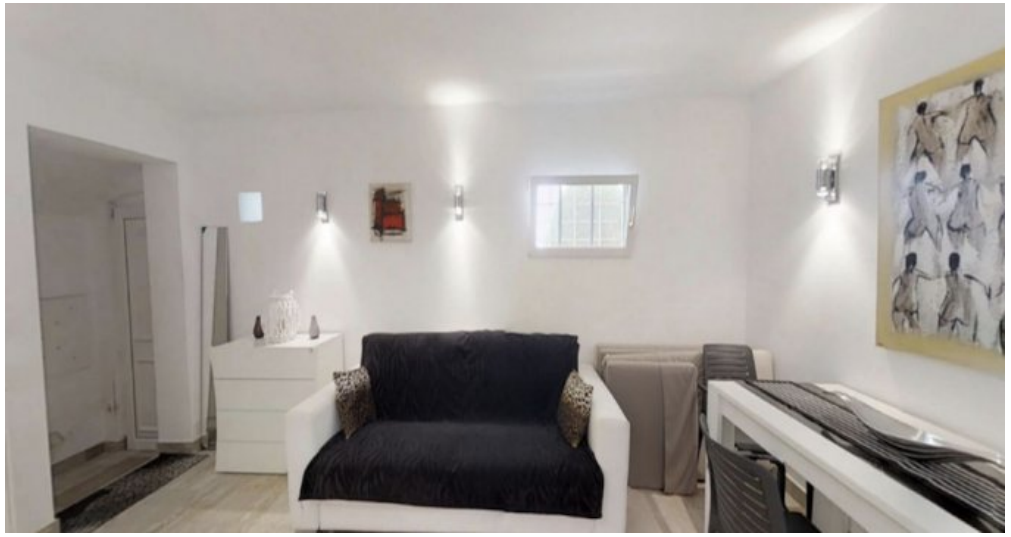

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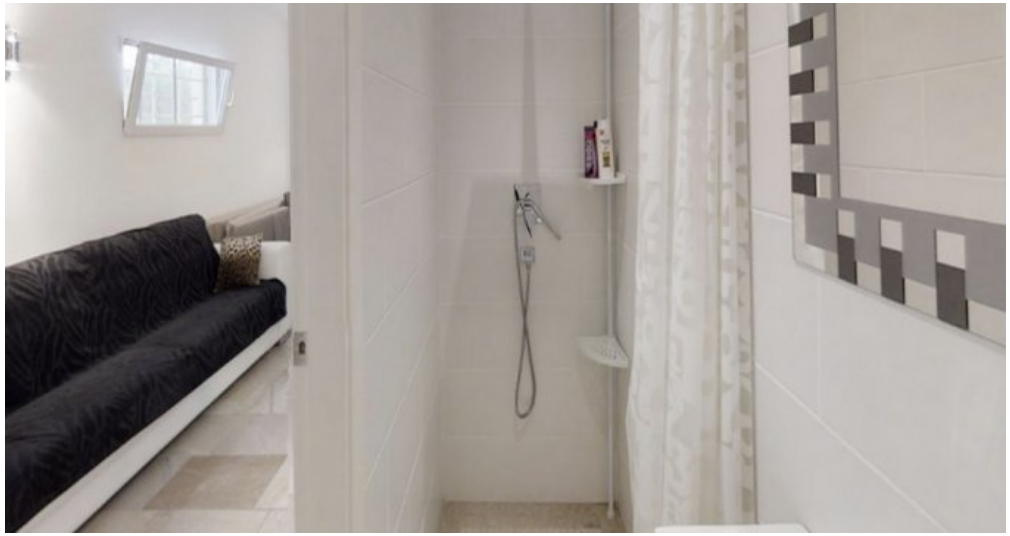

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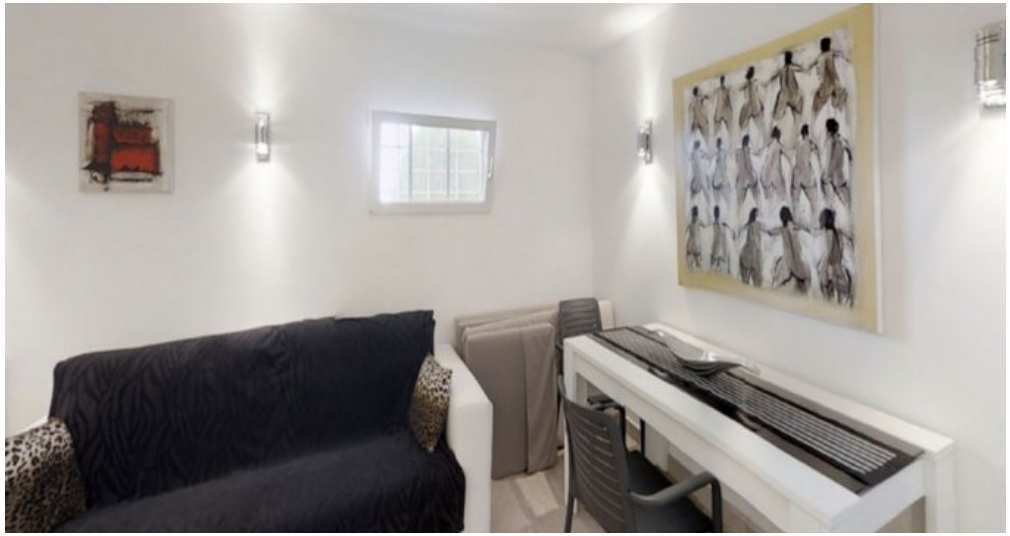

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