



A LUXURY FAMILY OASIS BY THE SEA, S'AGARÓ, COSTA BRAVA

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SELLING PRICE : 5 950 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

Welcome to the exclusive La Gavina gated community with 24-hour security in the prestigious S'Agaró area. This villa is just 50 meters from the spectacular Sa Conca beach, positioned as the second row from the sea. This unique location allows you to enjoy the soothing sounds of the sea and breathtaking views of the Mediterranean, all while providing privacy and tranquility.

### Key Features:

**Prime Location:** Situated in the most sheltered part of the community, shielded from direct sea winds and beach noises.

**High-Quality Design and Materials:** Built in 1991, this 505 m<sup>2</sup> residence boasts a welcoming design and top-quality materials. The living room's floors and walls are adorned with travertine marble, adding an elegant touch.

**Mediterranean Oasis:** Resting on a 1204 m<sup>2</sup> plot, the property features a meticulously maintained garden with lush lawns and Mediterranean vegetation, a relaxation area, and a 74 m<sup>2</sup> designer saltwater pool, perfect for sun-soaked days.

### Property Layout:

**Main Floor:** Here, you'll find a spacious living room with a fireplace and direct access to the garden, a fully equipped kitchen with a dining area, 3 suite-style bedrooms with garden access, a single bedroom with outdoor access, and a guest bedroom with a private bathroom. There's also a guest bathroom on this floor.

**Upper Floor:** A generous master bedroom with its own bathroom and a private terrace that opens up to marvelous sea views.

**Basement:** It comprises a garage with room for 3-4 cars, a machinery room, a storage area, and a service room with its own bathroom.

### Additional Features:

- Sea views
- Terrace
- Private garage
- Concierge service
- Marble floors
- Underfloor heating
- Air conditioning
- Alarm system
- Fitted wardrobes
- Double-glazed windows
- Laundry room
- Service entrance
- Good privacy
- Easy maintenance

S'Agaró: Luxury and Beauty on the Costa Brava

S'Agaró is synonymous with exclusivity on the Costa Brava. With its beautiful Sant Pol and Sa Conca beaches, picturesque coves, and natural surroundings that captivate at first sight, it's an ideal place for those seeking an idyllic environment, tranquility, luxury, and upscale neighbors. Additionally, S'Agaró offers a wide variety of gourmet restaurants where you can savor the finest local cuisine.

It's situated between the historic residential town of Sant Feliu de Guíxols and the famous tourist destination of Platja d'Aro, often described as a miniature Miami, boasting excellent infrastructure for year-round

entertainment, shopping, and daily living.

# CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	431 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	7	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 180.0	Gaz consumption :	kg eqCO <sub>2</sub> /m <sup>2</sup> 31.00
Number of lots :	-				

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