



## CASA EMNITAN

### Magnificent Modern Villa with Panoramic Views of Medes Islands

Casa Emnitan is a modern, high-end villa in a peaceful area between Aiguafreda and Sa Riera Beach, offering stunning Mediterranean views and luxurious amenities. Designed for comfort and style, the villa accommodates up to 12 guests with 4 elegant suites and a dedicated children's bedroom. This exclusive property features a private pool, air conditioning, home automation, a SONOS sound system, and high-speed WiFi throughout the house and outdoor spaces.

#### Elegant Interiors & Outdoor Living

A spacious hall welcomes you with a comfortable seating area and breathtaking sea views. This level also provides direct access to the garage.

Descending to the main living space, the right wing features a stylish dining area with a solid oak table for 12 guests, while the living room offers plush sofas and a large flat-screen TV. On the left wing, you'll find a fully equipped kitchen, complete with a central island, double refrigerator, microwave, oven, dishwasher, Nespresso machine, and a secondary dining table. Every room on this floor has panoramic sea views and direct access to an expansive 120 m<sup>2</sup> terrace.

The outdoor space is designed for relaxation and entertainment, featuring an alfresco dining area for 12 guests. A secluded private pool, located to the right of the terrace, ensures total privacy and incredible views of the Mediterranean.

#### Bedrooms & Additional Features

The lower level houses the sleeping quarters, including 2 luxurious master suites, 2 en-suite double bedrooms, and a fifth bedroom with 2 bunk beds for children. All rooms have their own private bathroom and stunning sea views.

Additionally, a dedicated workspace with a desk, screen, and printer allows you to work in peace while overlooking the ocean.

A laundry room with a washer and dryer is conveniently located near the children's room. The villa also includes a garage for 2 vehicles, equipped with a fast electric vehicle charger (Type 2), and an additional parking space in front of the property.

Transaction	Rental
Category	Villa
Municipality	Baix Empordà
Surface area	380 m <sup>2</sup>
Rooms	5
Bathrooms	5 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	1.356 m <sup>2</sup>
Furnished	Yes

6.500 €



Pending