



## CASA AMURA

### Single-family Home with privileged views of the Aiguablava bay

Located on a quiet, south-facing street, this home with its own character stands on a plot of almost 500 m<sup>2</sup>; and is spread over three floors.

On the main floor, we find a spacious living room with a fireplace and access to a large terrace with spectacular sea views. The slightly elevated dining room connects to the separate kitchen, which in turn provides access to a side terrace connected to the front terrace. On this same level is the master suite, equipped with built-in wardrobes, a full bathroom, and direct access to the terrace.

**POSSIBILITY OF BUILDING A SWIMMING POOL, AS VISIBLE ON THE AERIAL PHOTO**

On the upper floor, there are two additional bedrooms, both with sea views: one en suite and the other double with a separate bathroom.

On the ground floor, the house has a garage with capacity for one car and motorcycles. Separately, there is also a suite and a fully equipped studio with a kitchen, living room, and bathroom, perfect for guests, staff, or as a rental.

Additional features:

Reversible air conditioning in the studio.

Oil heating in the main house.

Double-glazed windows.

South-facing.

Prime location: just a few kilometers from the center of Begur and very close to Aiguablava Beach.

A unique property with great potential in one of the most exclusive corners of the Costa Brava.

Transaction	Sale
Category	Single family house
Situation	Lilas, Begur, Baix Empordà
Built area	307 m <sup>2</sup>
Occup. cert.	CHG00591720001
Condition	Good condition
Rooms	4
Bathrooms	5 bathrooms , 1 toilet
Garage	Yes
Washing machine	Yes
Terrace	Yes
Central heating	Yes
Air conditioning	Yes
Plot	467 m <sup>2</sup>

870.000 €



E - 163 kWh/m<sup>2</sup>  
E - 42 kg CO<sub>2</sub>/m<sup>2</sup>