



## VILLA CASTELL DE BEGUR

### Upcoming construction project for a detached single-family house with swimming pool

Presenting an upcoming construction project for a detached single-family house with swimming pool. Nestled within a serene residential street, this property is conveniently situated a mere 800 meters from the heart of Begur and just 3 km from the captivating Sa Riera beach.

This house will be distributed over three well designed levels. The basement floor, situated at street level, will house a spacious garage, an engine room, and the central stairwell connecting all levels.

Ascending to the next level, designated as the ground floor, there will be three en suite bedrooms accompanied by three well-appointed bathrooms. Additionally, this floor will feature a dedicated space for laundry facilities, ensuring convenience and functionality.

Ascending another level, the ground floor will boast an entrance hall, an spacious open-concept area that seamlessly integrates the living room, kitchen, and dining room, then completing this level a private bedroom with its own ensuite bathroom, a convenient WC, and a wine cellar. This floor will open onto a meticulously landscaped garden with a 20m2 swimming pool, providing a tranquil oasis. External stairs effortlessly link this level to the street, ensuring easy access and convenience.

One of the most remarkable aspects of this project is its enviable location. Despite its proximity to the town center, the property enjoys a peaceful ambiance. Residents will appreciate the proximity to essential shops and services while relishing breathtaking views of the iconic Begur Castle and the picturesque Empordà landscape.

Transaction	Sale
Category	New construction
Work category	New construction
Situation	Emili Silvestre, Begur, Baix Empordà
Built area	298 m <sup>2</sup>
Occup. cert.	
Condition	
Rooms	4
Bathrooms	4 bathrooms
Parking	Yes
Garage	Yes
Utility room/area	Yes
Terrace	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	750 m <sup>2</sup>

1.500.000 €



Pending