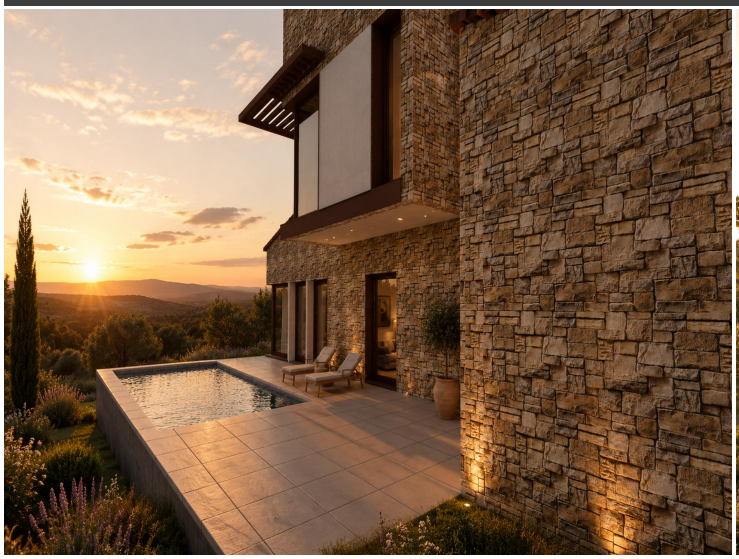
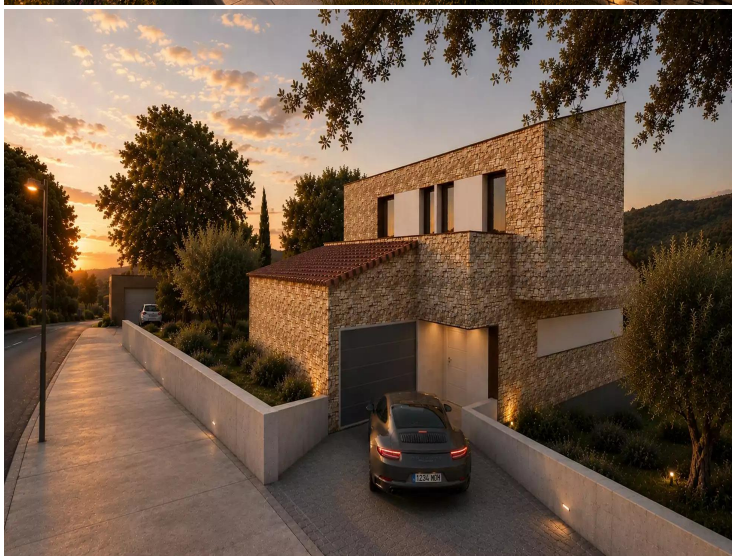








Madremanya Sunset

Unique new-build residence with over 3,000 m² of private gardens and open views across the Empordà

Located in one of the most charming villages of the Baix Empordà, this exclusive new-build home in Madremanya offers a rare combination of privacy, natural surroundings, and everyday convenience, just a short walk from the village center.
The property enjoys a highly accessible location, close to the civic and cultural center, children's playground, and outdoor fitness area, making it ideal both as a primary residence or a second home in the Costa Brava.
One of the key highlights of this property is its exceptional plot of over 3,000 m² of private garden—something truly uncommon for a home situated so close to the heart of the village. This expansive outdoor space offers endless possibilities, from landscaped gardens and chill-out areas to a private orchard or leisure zones, all with complete privacy.
In addition, the house benefits from a fantastic southwest orientation, ensuring sunlight throughout the day and offering stunning open views across the surrounding countryside, with spectacular sunsets over the rolling hills of the Empordà.
The project consists of a detached single-family home with a private swimming pool, thoughtfully designed to blend seamlessly into the natural environment while maximizing light and views.
The ground floor offers approximately 124 m² of built space, featuring a spacious open-plan living, dining, and kitchen area with direct access to the outdoors. Large windows create a seamless indoor-outdoor connection, leading to the garden and the 21 m² private pool—perfect for enjoying the Mediterranean lifestyle.
This level also includes additional bedrooms, storage areas, as well as a garage and technical room, providing excellent functionality.
The upper floor, with approximately 52 m², is dedicated to the main sleeping area, offering privacy, generous proportions, and open views over the surrounding landscape.
The architectural design combines clean contemporary lines with materials that respect the traditional character of the Empordà, resulting in an elegant, energy-efficient home fully integrated into its natural surroundings.
A unique opportunity to acquire a new-build property in an increasingly sought-after location, where the tranquility of the countryside meets close proximity to Girona, the finest beaches of the Costa Brava, and all essential services.

Transaction	Sale
Category	New construction
Work category	New construction
Situation	Sant Esteve, Madremanya, Gironès
Built area	222 m^2
Condition	Start of Construction
Rooms	4
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Utility room/area	Yes
Terrace	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	3.675 m^2

1.230.000 €



Pending