







Ses Falugues

Contemporary style villa in the prestigious residential area of Ses Falugues

Discover this spectacular contemporary design villa, located in the prestigious Ses Falugues development, in the sought-after area of ??Aiguablava, Begur. An architectural gem that combines luxury, comfort and unrivalled views of the Mediterranean Sea and the mountains, just a few minutes' walk from the picturesque cove of Aiguablava.
Built in 2023 to high quality standards, this residence not only offers a unique living experience, but also an exceptional investment opportunity thanks to its active tourist license, guaranteeing high profitability in the holiday rental market.
Situated on a generous plot of 1,874 m², the villa extends over 778 m² built on two levels, designed to maximize elegance and comfort.
Main floor:

Spacious open-concept living-dining room, full of natural light, which integrates perfectly with a gourmet kitchen equipped with state-of-the-art appliances.
Direct access to a stunning terrace ideal for al fresco dining with panoramic views stretching out to the Mediterranean horizon.
Five spacious double bedrooms, three of them with en-suite bathrooms. The master bedroom stands out for its private bathroom, fitted wardrobes and direct access to the terrace, creating a haven of luxury and tranquillity.

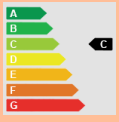
Ground floor:

Spacious entrance hall that welcomes you in style.
Elevator that conveniently connects both floors.
Large garage, ideal for several vehicles.
Technical and laundry area.
Independent wing with two bedrooms and a bathroom, adaptable to various needs such as an office, gym or cinema room.

The exterior of the property is a true oasis. An exquisitely maintained landscaped garden surrounds a 72 m² saltwater infinity pool, automatically lit to enjoy a magical atmosphere both day and night. This space offers the perfect place to relax, enjoy the Mediterranean climate and create unforgettable memories.
Its privileged location in one of the most exclusive areas of the Costa Brava, its avant-garde design and its luxury finishes make this house a property like no other. Ideal for those looking for their dream home as well as for investors who wish to take advantage of its potential in the tourism sector.

Transaction	Sale
Category	Single family house
Situation	Ses Falugues, 32, Aiguablava, Begur, Baix Empordà
Built area	778 m²
Condition	
Rooms	6
Bathrooms	7 bathrooms
Parking	Yes
Garage	Yes
Utility room/area	Yes
Terrace	Yes
Garden	1.874 m²
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	1.874 m²
Lift	Yes
Furnished	Yes

2.350.000 €



C - 75 kWh/m²
B - 12 kg CO_2/m²