



Begur - Townhouse



 4	 3	 230	 800			1 400 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(EUR €)

Designer villa with garden and pool, located in the picturesque town of BEGUR, with stunning sea and mountain views.

Spectacular designer villa, located in the picturesque town of **BEGUR**, with stunning sea and mountain views. This home, built with sustainable materials, has been carefully designed to combine luxury and comfort with a deep respect for the natural environment. From its wooden structure to its interior details, natural wood takes center stage, creating a warm and welcoming atmosphere that promotes relaxation and connection with nature. In addition, its intelligent design incorporates eco-friendly solutions such as photovoltaic panels and sustainable climate control systems. It's not just a house; it's a home offering a unique living experience, in harmony with nature and designed for the well-being of its residents.

Last units for sale. Delivery in spring 2025.

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Provenza 264 2º. 08008 Barcelona

¹ (Call to national fixed network) | ² (Call to national mobile network)



We recommend contacting us before the next price increase if you're interested in receiving more information.

The home is located in **CAMÍ SES VINYES**, a private development in Begur (Costa Brava), in a natural and peaceful environment, just 5 minutes from the Mediterranean coast.

Property layout:

The property sits on an 800 m² plot, with 230 m² divided into two floors.

On the **ground floor**, covering an area of 137 m², you will find: an open-plan kitchen, the living and dining room, a full bathroom, one bedroom, the garage, a porch with a chill-out area, and the outdoor pool.

On the **upper floor**, with an area of 92 m², there is the master suite with a dressing room and en-suite bathroom, two double bedrooms, a full bathroom, and a terrace.

In total, 230 m² built, on an 800 m² plot.

TECHNICAL INFORMATION

Technical details and materials

Structure and foundation:

Wooden structure with 16 cm thick insulation on the façade, and a façade cladding system (SATE) made of thermal insulation panels with a mortar-colored finish.

Roofing: Flat, non-walkable roof finished with gravel.

Exterior carpentry: Made with wood closures from **EVO NATURE** brand, featuring triple-glazed windows with air chambers. Manufactured in Vic.

Floors:

- Ground floor: Porcelain stoneware flooring for both interior and exterior, with the same model.
- Upper floor: Natural oak parquet flooring by **KOOK Floor**.

Installations:

- Photovoltaic panels
- Aerothermal system for climate control
- Double-flow ventilation and air renewal system.

Domotics (home automation): Heating, blinds, closures, sound system.

Lighting: Lighting design created to enhance the ambiance of each space.

Interior carpentry: Interior carpentry by **TENUUE**, specialists in oak wood, including elements such as the kitchen, wardrobes, doors, and bathroom furniture. You can check the quality of their products

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in their stores in Girona, Barcelona, and Vic.

Application of natural oils, no varnishes, 0% VOC.

LOCATION

Camí Ses Vinyes is a private development located near Begur, on the most spectacular coastline of the **Costa Brava**, with sea and mountain views. The development consists of 5 detached houses, strategically built to ensure the privacy of each one, and they share a common area of 1,500 m².

Distances:

- Beaches: 10 minutes
- Towns (5-10 minutes): Palafrugell, Begur, Cala d'Aiguablava, Calella de Palafrugell
- Cities and airports: Girona (1 hour), Barcelona (1 hour 45 min).

General Conditions: The information provided is based on third-party data and is offered for informational purposes. It is presumed to be accurate, but the offer may be subject to inaccuracies, errors, unintentional omissions, price changes, and/or market withdrawal without notice. Taxes related to the transaction (such as ITP, VAT, AJD), as well as Notary and Property Registry fees, are the responsibility of the buyer.

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Property Features

- Heating
- Fitted wardrobes
- Central vacuum system
- Walk-in wardrobe
- Pool
- Terrace
- Built year: 2024
- Private condominium
- Views: Sea views, Countryside views, Mountain views, Village view, Garden view
- Electric garage gate
- Main drainage
- Quiet Location
- Domotics
- Energetic certification: A
- Air conditioning
- Under floor heating
- Equipped kitchen
- Underfloor
- Proximity: Beach, Golf course, Shopping, Restaurants, Public Transport
- Garage
- Floors: 2
- Drive way
- Double glazing
- Water Cistern
- Walking distance to beach
- Parking space
- Uninterrupted views
- Solar orientation: South

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