ref. 17-P-01120



Villa with great potential, a 2,000 m plot and boundless spaces in Los Pinares

Exclusive Apialia Costa Brava Sud Product. Villa with great potential, 2,000 m² plot and limitless space in Los Pinares.

If you are looking for real space, privacy, and the chance to create a tailor-made home, this property is a unique opportunity. Located in the Los Pinares urbanization, the house has recently been price-adjusted to offer unbeatable potential in today's market.

Location and Privacy:
The house is situated in an elevated position relative to the street, providing spectacular views, natural light all day long, and total privacy. The elevated access ensures the tranquility many seek in a second home or a permanent residence.

Layout and Space:
The main house, built in 1968 and in perfect structural condition, has 157 m²

Price: **370.000 €**

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Girona, Espanya

distributed into 6 bedrooms, 3 bathrooms, and large terraces. It is the perfect canvas for an update. To help visualize the final result, we have Mediterranean Modern style virtual design proposals (Home Staging) that easily transform the original space into a high-standing villa.

Multifunctional Annex:
In addition to the main house, the property features an impressive independent room of 97 m². A versatile space with an immediate "wow effect," ideal for large family celebrations, a private gym, a cinema room, or even for conversion into a separate guest apartment.

Exterior: An oasis of nearly 2,000 m²:
The estate consists of two plots totaling almost 2,000 m², a luxury hard to find nowadays. You have enough space to design a spectacular pool, Mediterranean gardens, vegetable patches, or play areas with total freedom.

Invest in space and lifestyle. Come and discover the infinite possibilities of this property through our renders and visit it to feel its spaciousness.

Some photographs are virtual recreations to show decoration and renovation potential.

Property Status: Good

Net Area: 157 m²

Built Area: 311 m²

Energy Efficiency Certificate (CEE): Consumption F (307 kWh/m² year) / Emissions F (66 kg CO2/m² year)

The property is located in a stressed housing market area.

In compliance with Law 3/2017 of the Sixth Book of the Civil Code of Catalonia, the client is informed that notary fees, registry fees, applicable taxes (ITP or VAT-AJD), and other expenses inherent to the sale are not included in the price.

Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Calle Aiguablava, Lloret de Mar, Selva	Built area:	311 m^2
Useful area:	157 m^2	Condition:	

ref. 17-P-01120

Rooms:	6	Bathrooms:	3 bathrooms
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Plot:	1.873 m^2

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