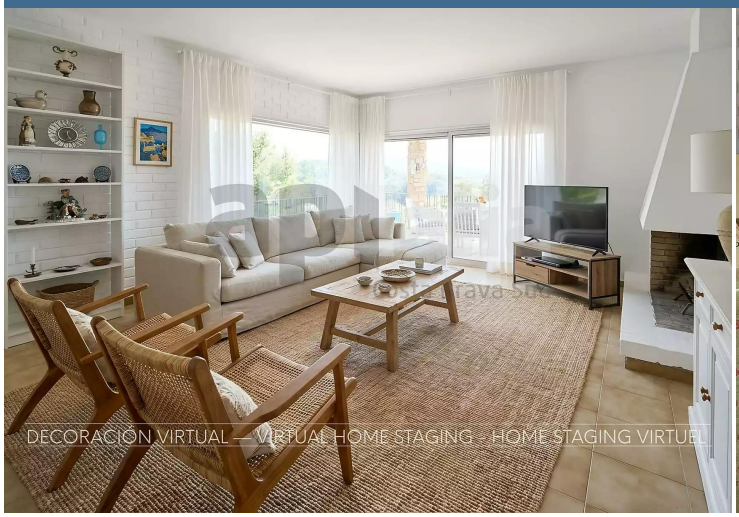
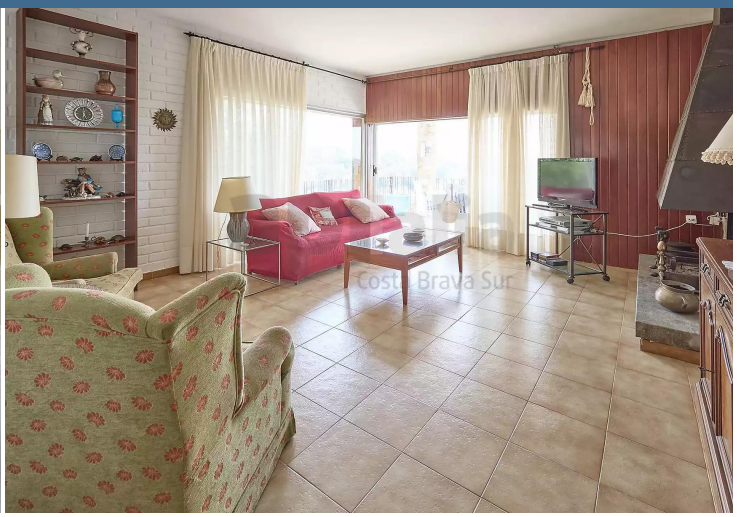

DECORACIÓN VIRTUAL — VIRTUAL HOME STAGING - HOME STAGING VIRTUEL




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

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If you are looking for real space, privacy, and the possibility of creating a custom home, this property is a unique opportunity. Located in the Los Pinares urbanization, the house has recently had its price adjusted to offer unbeatable potential in the current market.

Location and privacy:
The home is in an elevated position relative to the street, granting it spectacular views, natural light all day long, and total privacy. The elevated access guarantees the tranquility that many seek in a second home or permanent residence.

Layout and space:
The main house, built in 1968 and in perfect structural condition, has 170 m 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 virtual design proposals (Home Staging) in a Modern Mediterranean style that easily transform the original space into a high-standing villa.

The Multifunctional Annex:
In addition to the main house, the property features an impressive 97 m independent room. A multipurpose space with an immediate "wow effect", ideal for large family celebrations, a private gym, a home cinema, or even to be set up as an independent guest apartment.

Exterior: A 2,000 m oasis:
The estate consists of two plots totaling almost 2,000 m , a luxury hard to find today. You have enough space to design a spectacular pool, Mediterranean gardens, orchards, or play areas with total freedom.

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

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

Exclusive Apialia Costa Brava Sud product.

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

Energy efficiency: energy consumption F emissions F - 2RNJQ5G7J - CH CHG00980424001
Número API: A14265, número registro: 13420

Transaction	Sale
Category	Villa
Situation	Calle Aiguablava, Lloret de Mar, Selva
Built area	311 m^2
Useful area	261 m^2
Condition	
Rooms	6
Bathrooms	3 bathrooms
Parking	Yes
Utility room/area	Yes
Terrace	Yes
Plot	1.915 m^2

370.000 €



F - 307 kWh/m^2
F - 66 kg CO_2/m^2