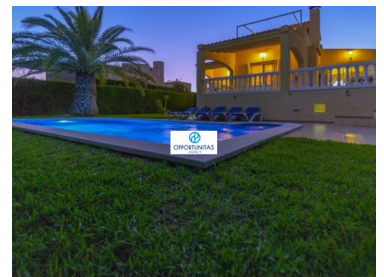




## Ametlla de Mar (L') - Villa



 **6** Bedrooms
  **3** Bathrooms
  **347** Area (m<sup>2</sup>)
  **596** Land Area (m<sup>2</sup>)
  Swimming Pool
 **585 000 €**  
(EUR €)

### Discover Your Coastal Paradise: Charming Villa in Roques Daurades, L'Ametlla de Mar

Nestled along the first line, where the golden rocks meet the azure sea, this captivating villa on Carrer Til·lers is a symphony of modern design, tranquility, and coastal allure. With 6 bedrooms, 3 bathrooms, and 347 m2 of luxurious living space, this residence redefines the essence of seaside living.

#### Unrivalled Location:

Situated a mere 50 meters from the enchanting natural port of L'Estany, this villa offers unrivalled access to crystalline waters and picturesque beaches. Immerse yourself in the breathtaking views of the sea, creating a daily panorama of serenity. The bustling town of L'Ametlla de Mar, just 1.5 km away, ensures that every convenience is at your fingertips.

E consulting@opportunitasagency.com

Passeig de Josep Mundet, 76 local 16 17252 Sant Antoni de Calonge (Girona)



#### ▮ Thoughtful Layout:

Spread across three floors, this dream villa boasts a semi-basement with three double bedrooms, a full bathroom, garage, and cellar. The ground floor is a masterpiece, featuring a living room with a fireplace, a well-equipped kitchen, two double bedrooms, and a porch with a barbecue – all leading to a vast terrace with panoramic views. The first floor offers a private retreat with a double bedroom, a bathroom, and a terrace-solarium for indulging in the coastal panorama.

#### ▮ Outdoor Oasis:

Step into a private haven with a meticulously landscaped garden, inviting corners to unwind, and a refreshing private pool. Whether you're basking in the sun on the covered and uncovered terraces or hosting gatherings in the porch with a built-in barbecue, this villa seamlessly blends indoor and outdoor living.

#### ▮ Modern Comforts:

Security meets sophistication with an alarm system, hot/cold air conditioning, and an automatic irrigation system. Every detail is designed to enhance your living experience, ensuring comfort and peace of mind.

#### ▮ Coastal Wonders:

Roques Daurades opens the door to a world of coastal wonders, offering easy access to the sea and proximity to the finest beaches and coves. Indulge in the vibrant cultural scene, gastronomic delights, and musical rhythms that define the enchanting Costa Daurada.

#### ▮ Effortless Connectivity:

Strategically located, this villa provides seamless road connections to Barcelona and Tarragona. The proximity to airports and high-speed train stations ensures a swift journey to and from your coastal sanctuary.

#### ▮ Investment Excellence:

Priced at €585,000 with a sale price per m2 of €1685.88, this villa beckons to investors and high-net-worth buyers seeking a coastal retreat with a touch of luxury.

#### ▮ Your Coastal Oasis Awaits:

Elevate your lifestyle, invest in tranquility, and make this charming villa in Roques Daurades your own. Contact us today and embark on a journey to your coastal haven!



## Property Features

- Air conditioning
- Equipped kitchen
- Pool
- Proximity: Beach
- Investment opportunity
- Seafront property
- Views: Sea views
- Terrace
- Storage / utility room
- Fitted wardrobes
- Fireplace
- Garden
- Barbecue
- Luxury
- Uninterrupted views
- Solar orientation: South
- Drive way
- Wine cellar