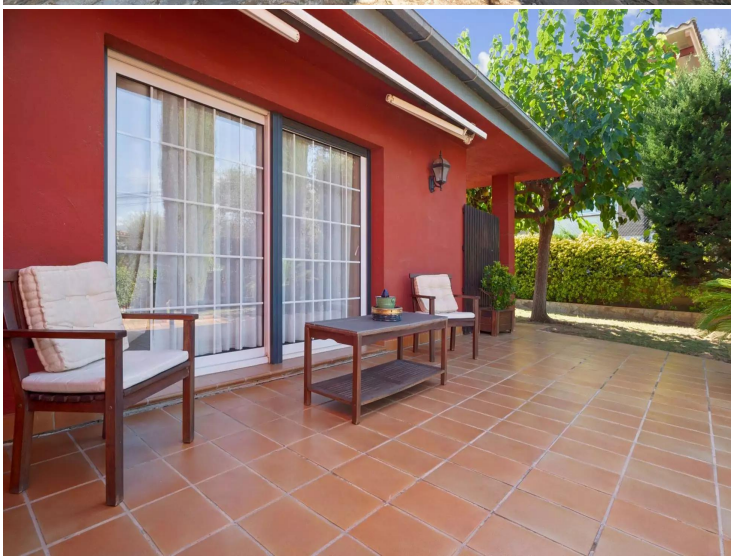








Located in the prestigious urbanization of Palau, in Girona, this magnificent Villa is not just a house, it is a refuge for the senses.

This impressive 340 m² villa, set on a 725 m² plot, offers a spacious and functional layout, ideal for enjoying the lifestyle that only Palau can offer. Built in 1999 and facing southeast, the property consists of three levels that perfectly distribute each of its spaces.

Layout:
•Main floor: A large entrance hall welcomes you, followed by a spacious living-dining room with several different areas for relaxation and entertainment, and a modern kitchen with an island that opens onto a terrace with a barbecue. On this floor there is also an office ideal for working from home, a guest toilet and a double bedroom with built-in wardrobes and a full bathroom.
•First floor: It has three double bedrooms, all with access to private terraces. The master suite includes a dressing room and an en-suite bathroom with a bathtub, while the other two bedrooms share a full bathroom. Each of the rooms is designed with attention to detail, providing comfort and warmth.
•Basement: A garage with capacity for three cars, a wine cellar and a leisure room complete the spaces of this magnificent property, designed for celebrations and unforgettable moments in the company of family and friends.
Exterior: The house is surrounded by a well-kept garden that includes a swimming pool with a solarium area and an enclosed space for pets. The tranquility of the surroundings is ideal for enjoying the afternoons outdoors.

Technical summary:

•Built area: 340 m²
•Useful area: 310 m²
•Plot: 725 m²
•Bedrooms: 5
•Bathrooms: 3
•Garage: Capacity for 3 cars
•Year of construction: 1999
•Additional equipment: Air conditioning, swimming pool, garden, individual natural gas heating
•Surroundings: Just a few minutes walk from the centre of Girona and with easy access to restaurants, supermarkets and international schools.

This villa represents a unique opportunity to acquire a property in one of the most exclusive areas of Girona, with the added advantage of being just a stone's throw from the city, surrounded by the nature and history that characterise the region. Don't hesitate to visit it and discover everything it has to offer!

Transaction	Sale
Category	House
Situation	Carrer de l'Albera, Girona
Built area	340 m^2
Condition	
Rooms	5
Bathrooms	3 bathrooms
Garage	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	725 m^2
Balcony	Yes

1.150.000 €



















