



## Exclusive new-build villa in Can Isaac, one of the most prestigious areas of Alt Empordà

Located in the peaceful and elegant development of Can Isaac in Palau-saverdera, this stunning newly built villa, completed in 2025, combines design, comfort and efficiency in a privileged natural setting.

Built on a 420 m<sup>2</sup> plot, it offers an excellent exterior layout with private parking, an exotic-style garden, and a 6 x 3.5 metre pool bathed in sunlight all day. From here, you can enjoy spectacular sunsets every evening.

The single-storey home features three double bedrooms, one of them a master suite with a private bathroom and walk-in closet. The interior design blends modern style with warmth, using high-quality finishes and state-of-the-art insulation to ensure comfort all year round.

The house is only semi-detached on the garage side, allowing for full use of the plot and enhancing the sense of space and openness in the garden area.

The open-plan kitchen, fully equipped with high-end appliances, flows naturally into the living and dining area. The oak-effect vinyl flooring gives the space a rustic yet elegant character. The central ceramic island with wood-effect veining is a true luxury, combining function and beauty.

The bathrooms have been exquisitely designed with top-quality materials, enhancing the comfort and style throughout the home.

The living room features a large Technal sliding door with thermal break glass, providing optimal thermal and acoustic insulation while flooding the space with natural light. A modern fireplace adds a cosy touch, perfect for the colder months.

The house includes ducted air conditioning and heating with three independent thermostats, and hot water is provided by an aerothermal system. In addition, it already has a pre-installation for solar panels, making future sustainable energy use easier.

Finally, the property includes a 25 m<sup>2</sup> garage with direct access to the kitchen, and a fully insulated, legalized basement of over 70 m<sup>2</sup> with multiple potential uses.

Transaction	Sale
Work category	New construction
Surface area	180 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Terrace	Surface area
Swimming pool	Yes
Air conditioning	Yes
Land	420
Furnished	Yes

680.000 €





