



## **THIS VILLA IS NOT FOR EVERYONE (AND THAT IS EXACTLY WHAT MAKES IT INTERESTING)**

If you are just “looking around”, killing time or comparing prices with no real intention to buy, this house is not for you.

This villa is designed for those who know exactly what they want: a new, efficient and comfortable property, located in one of the quietest areas of Mas Fumats, with everything planned to enjoy it for many years — no renovations, no surprises and no wasted time.

### **A LOCATION THAT CAN'T BE EXPLAINED, IT HAS TO BE EXPERIENCED**

Situated on a no-through road, used only by the four neighbouring properties. No passing traffic, no unnecessary noise, no curious looks — total privacy.

Mas Fumats needs no introduction, but this specific location truly makes the difference: real tranquillity, privacy and a well-established residential area, just minutes from Roses, the sea and all services, yet far enough away to genuinely disconnect.

### **A WELL-USED PLOT, WITH NO WASTED SPACE**

510 m<sup>2</sup> of land designed with one clear goal: to enjoy both indoor and outdoor living without excessive maintenance.

No unmanageable gardens or unused areas. Every square metre has a purpose: terrace, swimming pool, outdoor areas and a home that naturally opens up to the exterior.

Because luxury is not about having more — it's about having exactly what you need, done properly.

### **SMART LAYOUT: THE COMFORT ALMOST NO ONE OFFERS IN MAS FUMATS**

190 m<sup>2</sup> built, resulting in a practical and comfortable home from day one.

164 m<sup>2</sup> of built living space  
24.50 m<sup>2</sup> garage with direct access  
30 m<sup>2</sup> combining the upper terrace and a private 20 m<sup>2</sup> swimming pool

And now, the key point.

On the same street level, with no stairs, you will find:

A spacious, almost 50 m<sup>2</sup> glass-fronted living room with direct views of the pool  
An open-plan, modern and functional kitchen  
Two bedrooms  
One full en-suite bathroom





Transaction	Sale
Category	House
Work category	New construction
Situation	Carrer HUELVA, Roses
Built area	240 m <sup>2</sup>
Useful area	165 m <sup>2</sup>
Occup. cert.	
Condition	
Rooms	4
Bathrooms	4 bathrooms
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	30 m <sup>2</sup>
Garden	250 m <sup>2</sup>
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	510

599.000 €

