



**Modern house with sea views in the urbanization of Roca Grossa, Lloret de Mar, Costa Brava, Spain.**

*Spain, Costa Brava*

<b>Price:</b>	<b>€ 950 000</b>
<b>Object type</b>	House
<b>House type</b>	Detached house
<b>Market</b>	Resale
<b>Year built</b>	2016
<b>Bedrooms</b>	4
<b>Land area</b>	701 m2
<b>Area</b>	468 m2
<b>Category</b>	For sale



Modern comfortable house with all amenities and sea views, located in the prestigious urbanization of Roca Grossa in Lloret de Mar, on the Costa Brava in Spain. The house is built on a practically level plot; the most modern materials and technologies were used in the construction of the house.

House area - 468 m2.

Land area - 701 m2.

4 bedrooms.

3 bathrooms + 2 toilets.

The year of construction - 2016.

Distribution of space by floors.

Ground floor:

Bedroom suite with bathroom. 2 bedrooms with shared bathroom. The rooms have access to a terrace with a descent to the pool. Laundry.

Upper floor:

Spacious living-dining room with fireplace. Superbly lit kitchen with large sliding windows and equipped with the most modern kitchen appliances. From the salon and kitchen you can go to the open terrace, where you can have an excellent dinner while enjoying the lovely sea view. The terrace has a barbecue area; extendable awnings help create a comfortable shelter from the sun on a hot day. There is a guest toilet on the same floor.

Basement floor:

There is a home theater and spa area with sauna, hammam and shower, with access to the outdoor hot tub. There is also a guest apartment on the same floor with a bathroom and a private exit to the garden. Storage



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room.

Equipment.

Elevator.

Central air conditioning cold / heat.

Underfloor heating by means of solar panels.

Blinds with electric drive.

Smart home system that allows you to control lighting, blinds and control the temperature in the house through a mobile phone.

Swimming pool with a total area of 44 m2.

Natural lawn with automatic irrigation system.

Exterior lighting.

Outdoor parking for 2 large and 1 small car.

Electric gate with remote control.

The annual property tax (IBI) - 1500 Euro.

Additional Information.

The villa is located in the prestigious green urbanization Roca Grossa, most of the neighbors live here year-round.

The distance to the city beach of Lloret de Mar is 1.6 kilometers (4 minutes by car).

The city enjoys a well-deserved popularity among vacationers due to its picturesque coastline and vibrant and eventful life. Here you will find everything you may need, both for a memorable summer vacation and for comfortable year-round living - supermarkets, banks, medical centers, beauty clinics, sports complexes and gyms, children's centers, the Water World water park, the famous Santa Clotilde Gardens, restaurants, bars, discos, and even a casino.

The nearest airport, Girona - Costa Brava, is 31 kilometers away (29 minutes by car). Distance to Barcelona Airport - 96 kilometers (1 hour 14 minutes drive).

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