



CALA AIGUAFREDA

Exclusive property for potential luxury development project in Aiguafreda, Begur

This exclusive property in Aiguafreda, Begur, was considered the most outstanding property on the Costa Brava in the 1970s. Formerly belonging to one of the most prominent families in the Catalan textile industry, the estate houses the iconic villa, designed by the renowned architect Pratmarsó. Although not listed, offering the possibility of extension or even demolition if necessary, the property occupies a space of approximately 900 m²; on a 25,000 m²; plot of land.

The property is classified as urban, which allows it to be completely subdivided. It is home to an old botanical garden dating back to the 1920s, which has fountains, a dance floor, steps, fountains and more, all set in a unique natural environment. It also has direct access to the Aiguafreda Cove from the beach car park.

With a southeast orientation, the property enjoys a privileged climate, protected from the tramontana winds, and receives sun all day long. It also has a fresh water well with a capacity of 15,000 litres per hour.

The views from the house are breathtaking, encompassing the entrance to Cala de Sa Tuna, one of the most coveted areas of the Costa Brava.

The estate offers the possibility of being divided into plots, allowing the creation of plots for single family homes.

However, the property is looking for a buyer who wishes to keep the estate in its entirety, in order to maintain its exclusivity and uniqueness as one of the most emblematic estates on the Costa Brava.

With a buildability of 0.25% gross, the estate can develop up to 6,334 m²; of roof (ground floor and first floor), which offers the possibility of building one or several dwellings, as well as additional facilities such as service houses, garages for boats, event rooms, etc. There is also the option of segregating a plot to sell to an acquaintance or friend.

The urbanisation has a jetty in the cove, which makes it the perfect place for those who have a boat, as they can pick it up and leave it directly in the water.

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| Transaction | Sale |
| Category | Exclusive property |
| Municipality | Baix Empordà |
| Surface area | 900 m ² |
| Rooms | 6 |
| Bathrooms | 6 bathrooms |
| Parking | Yes |
| Garage | Yes |
| Washing machine | Yes |
| Utility room/area | Yes |
| Terrace | Yes |
| Courtyard | Yes |
| Garden | Yes |
| Land | 24.500 m ² |
| Balcony | Yes |

15.000.000 €



Pending

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