



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

**599.000 €**

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

One bathroom

Direct access to the garage

This is very uncommon in Mas Fumats. And anyone thinking about retirement, daily comfort or remote working recognises its value immediately.

Fewer stairs. Better quality of life.

#### UPPER FLOOR: PRIVACY AND SPACE FOR EVERYONE

The first floor offers:

Two additional bedrooms

Two full en-suite bathrooms

Access to a terrace with open views over the urbanisation

Ideal for guests, family, or simply to clearly separate the sleeping area.

Every space has a purpose.

A TRULY NEW HOME (NOT "HALF-RENOVATED")

Construction started in October.

The ground floor will be completed in December.  
Construction of the upper floor begins in January.

If everything continues as planned, the home will be ready to enjoy from summer 2026.

That means moving into a brand-new house, brand-new installations, and forgetting about repairs, damp issues or hidden renovations for many years.

#### HIGH-QUALITY FINISHES AND CLEAR DECISIONS (NO LAST-MINUTE CHANGES)

There are no layout changes or last-minute experiments here. Why? Because the project has been well designed from the start.

If you reserve before January, you will be able to choose:

Floor finishes  
Bathroom tiles  
Kitchen colour

After that date, construction progresses quickly and all finishing materials must be ordered by March.

This is not pressure. It's organisation.

#### EFFICIENCY, COMFORT AND LOW RUNNING COSTS

Solar panels  
Reversible air conditioning (heating and cooling)  
Fully equipped kitchen with all appliances  
Independent laundry room  
Hot water via electric storage tank

A home designed for year-round living, not just holidays. Ideal for comfortable remote working or long stays without unpleasant surprises on utility bills.

#### QUALITY CONSTRUCTION — WHAT YOU DON'T SEE ALSO MATTERS

During foundation works, a full exterior waterproofing system was installed, together with proper drainage to prevent future damp issues.

These details don't stand out in photos... but they make all the difference over time.

Photos will be added as construction progresses, allowing you to follow the evolution and verify the

real quality of the build.

#### PRICE, OFFICIAL VALUATION AND A SMART PURCHASE (IN THE BUYER'S FAVOUR)

This property has already been valued at €649,000 by a valuer approved by the Bank of Spain. This is not a marketing estimate or an “inflated” figure for negotiation — it is a technical, objective and documented valuation.

Now for the important detail — the one many listings don't mention.

Under current regulations, purchasing at that value would require the buyer to pay 11% Property Transfer Tax, instead of 10%. And at this level, that difference is significant.

For this reason, the property is offered below €600,000, deliberately and strategically, so the buyer is taxed at 10% rather than 11%.

The result:

- A home officially valued well above the asking price
- Lower tax costs for the buyer
- A more efficient, transparent and well-structured transaction from the outset

This is not “discounting out of necessity”.  
It's selling intelligently... and buying even better.

#### ONE LAST THING (AND NO, WE'RE NOT TELLING YOU HERE)

This villa includes a surprise that will only be revealed during the visit.

It's not on the plans.  
It's not mentioned in the listing.  
And it's one of those details that makes some buyers say: “Now I understand.”

#### A CLEAR, STRUCTURED PAYMENT PLAN — DESIGNED FOR SERIOUS BUYERS

This is not an improvised development or a confusing transaction. The payment plan is designed for those who understand how to buy a new-build property with peace of mind and legal certainty.

The structure is as follows:

- 10% upon reservation, to secure the property and remove it from the market
- An additional 20% after 30 days, once everything is clear, reviewed and signed
- Before 31 May, 60% of the total price must have been paid
- The remaining 40% is paid on the day of signing and key handover, scheduled for June 2026

The construction will be completed. The only factor that may affect the exact signing date is the issuance of the final completion certificate by the Town Hall, which — if you know the area — is not known for its speed.

The builder, however, does meet deadlines. And that is what truly matters.

No ambiguous payments. No changing conditions. No last-minute surprises. Just a logical, transparent schedule aligned with the real progress of construction.

If you are considering a second residence on the Costa Brava — to enjoy it, to work remotely or to live your retirement at a relaxed pace — this villa is not an impulse purchase.

It is purchased when you understand the project, the location... and what you will have finished and ready in your hands in 2026.

Transaction:	Sale	Category:	Single family house
Work category:	New construction	Situation:	Carrer HUELVA, 10, Mas Fumats, Roses, Alt Empordà
Built area:	240 m <sup>2</sup>	Useful area:	165 m <sup>2</sup>
Occup. cert.:	4423805EG1842S0001XH	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