

Selva 23 is an architectural masterpiece built on a plot that offers plenty of privacy; the open-plan living space and wall of glass doors to the garden has the makings of an ultra-modern property. Yet, Selva 23 manages to be both grand and welcoming. It feels like home as soon as you step through the door of this five-bedroom, five-bathroom villa.

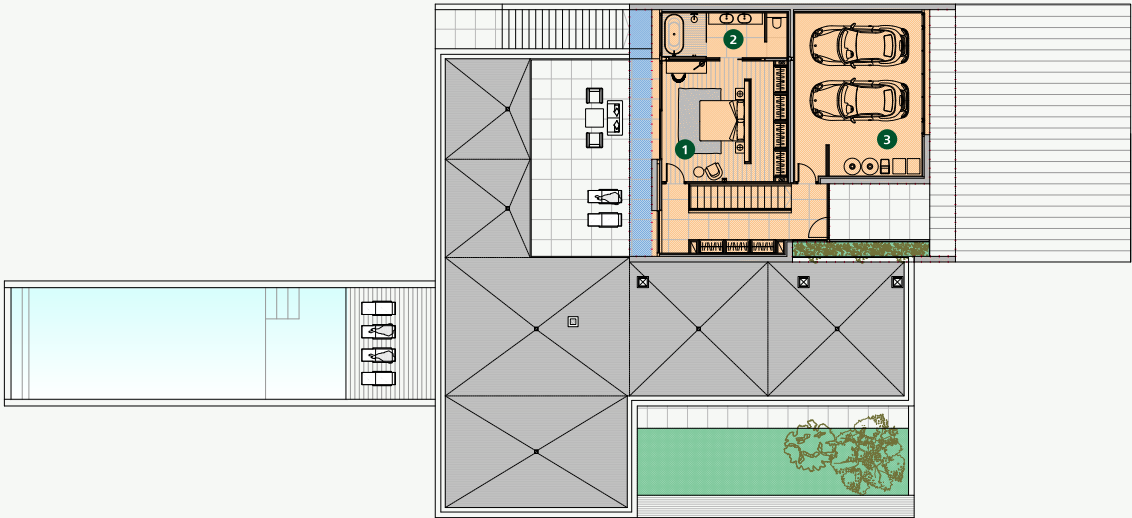
With views of the Stadium Course and a south-facing orientation, the outside area is a focal point. With a spacious pool and plenty of patio space for entertaining, Selva 23 is very much designed for hosts. The sprawling 470m<sup>2</sup> property has the added benefits of a multi-purpose room, a closed garage fitting two cars and private access.

The neutral color palette seamlessly blends with the lush greenery that surrounds it, while the expansive windows further enhance the beauty that envelops this home from every angle.



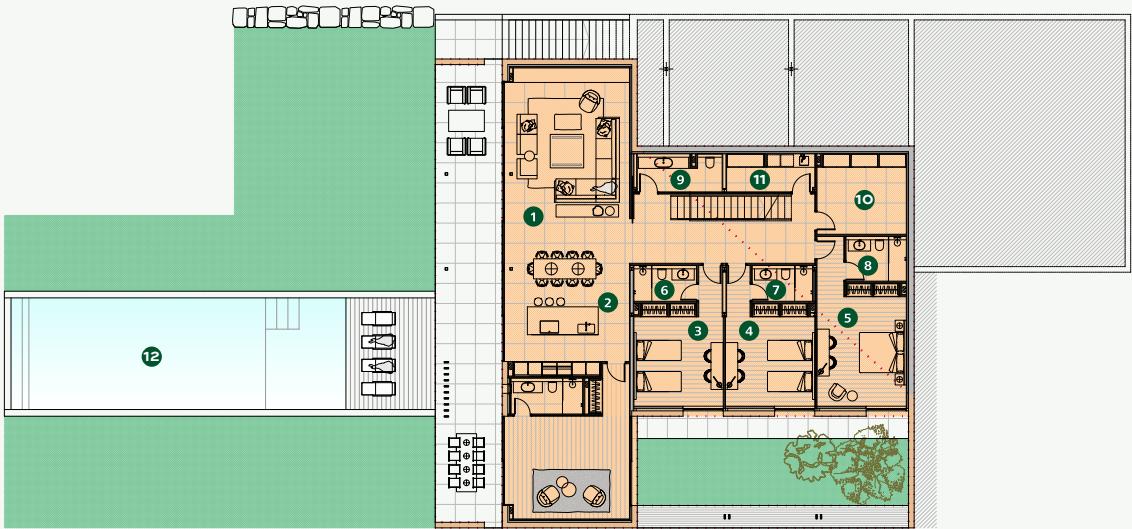
# FIRST FLOOR

- 1 Master Bedroom
- 2 Master Bathroom
- 3 Garage



# GROUND FLOOR

- 1 Living room/Dining room
- 2 Kitchen
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- 6 Bathroom
- 7 Bathroom
- 8 Bathroom
- 9 Guest toilet
- 10 Storage room
- 11 Laundry room
- 12 Pool





# SPECIFICATIONS

Architect	Gerard Oliver Bofill
Price	on request
Plot	3.300 m <sup>2</sup>
Constructed surface	470 m <sup>2</sup>
Bedrooms	5
Bathrooms	5
Guest toilet	1
Multi-purpose room	1
Closed garage	1
Swimming Pool	75 m <sup>2</sup>
Stadium views	
Private Access	
South orientation	
Exterior areas with garden	
ROP included	1
Heating	Heating floor
Domotics	Control 4
Communications	Optical Fibre, Wi-Fi Access Points
Energy Qualification	Rating A



**CONTACT**  
Camiral Golf & Wellness  
Carretera N-II km701,  
17455 Caldes de Malavella, Girona, Spain  
+34 972 472 957  
realestate@camiral.com  
[www.camiral.com](http://www.camiral.com)