

Mirador de l'Ampurdanet

TWO SEMI-DETACHED
SINGLE-FAMILY HOMES
WITH GARAGE



Pals · Summer 2026

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THE SURROUNDINGS



L'Empordà

Much more than just a tourist destination

The Empordà, in Girona, is an unusual and richly rewarding corner of the world that combines the natural beauty of hidden, paradisiacal coves on the Costa Brava with a picturesque interior, dominated by centuries-old farmhouses, medieval villages and vast farmland, among oaks and pine forests that fade into the horizon.

Towns such as Begur, Calella de Palafrugell and Tossa de Mar shine like little jewels by the Mediterranean, drawing visitors with their crystal-clear waters and Mediterranean charm.

Meanwhile, Pals, Madremanya, Monells, Peratallada and Ullastret stand as living testimonies to Catalonia's medieval history, where every stone seems to whisper stories from times past and the pace of life slows almost to a stop.



The Empordà is not only a physical place, it is also a way of life rooted in harmony with nature and the enjoyment of simple things. Here, rest and wellbeing are found in every corner: in the exquisiteness of local food, in the quality of the wines produced in its vineyards, in the art that adorns its streets, and in the traditional architecture that blends with the landscape.

This serene setting invites both visitors and residents to immerse themselves in sensory and emotional experiences that only such a sublime place can offer.



Des de temps antics, L'Empordà ha estat font d'inspiració per a artistes i escriptors, que han trobat en la seva llum especial i la seva atmosfera única la musa perfecta per a les seves creacions. Aquesta terra no sols nodreix la creativitat, sinó que també celebra la vida en la seva forma més pura, promovent un gaudir genuí i una connexió profunda amb l'entorn natural.



Lifestyle and activities

The perfect setting for a variety of outdoor activities

For golf enthusiasts, places such as Club de Golf de Pals, Serres de Pals or Pitch & Putt Gualta offer an unbeatable setting. The ports of Palamós, l'Estartit, Roses and Empuriabrava are ideal spots for sailing enthusiasts.

In addition, natural and historic sites such as the Aiguamolls de l'Empordà wetlands, the ruins of Empúries and the Cap de Creus Natural Park are perfect destinations for any nature lover, offering unique and memorable experiences on every visit.



Gastronomy

Cuisine from the sea and the mountains



The cuisine of the Empordà reflects its rich variety of fresh produce from both the sea and the land. Ingredients such as fish, duck, poultry and vegetables stand out. Typical products include the prized Pals aubergine, Pals rice, Figueres onions and L'Escala anchovies, among others.

Tourism has boosted its gastronomy, with high-end restaurants such as El Bulli by Ferran Adrià.

Traditional culinary techniques such as sofregit and picada are fundamental to its cuisine. Sweets like brunyols and Cadaqués taps are also emblematic. The area is known for its wine culture, with wines from the D.O. Empordà and typical drinks such as Cremat.

Local products

Craftsmanship holds a prominent place in many villages of the Empordà

Various local markets and festivals celebrate this creativity, showcasing and promoting the artisan works created in the region.



Handmade furniture, artisan pottery and artists' workshops flourish thanks to the region's inspiring surroundings.



02

THE DEVELOPMENT



Location

Tranquility close to Pals



Pals is a charming medieval village in the Baix Empordà, in Girona. Located about 5 km from the Costa Brava beaches. It is known for its architecture and panoramic views. The old town, set on a hill, has narrow streets, stone houses and landmarks such as the Torre de les Hores and the 11th-century Church of Sant Pere.



C/ MURALLA

These homes are located on Carrer Muralla, 37A-39, in Pals.

An area with low housing density but very well connected by roads that will take us throughout the Empordà.

THE LIGHT AND NATURE OF THE EMPORDÀ

The abundant natural light of the Empordà fills the interiors of these homes, creating a warm and welcoming atmosphere. The wide doors and windows allow nature to become part of every corner of the home, integrating the interior spaces with the exterior landscape. This perfect fusion makes these homes an ideal refuge to disconnect, enjoy tranquility and connect with the natural beauty of their surroundings.



TRADITION AND AVANT-GARDE

Combining tradition and avant-garde is essential to creating a harmonious balance between the past and the future. In the Empordà, this fusion is reflected in the architecture, where traditional techniques and materials such as stone and wood are preserved, yet integrated with modern designs and advanced technologies that ensure energy efficiency and contemporary comfort. This approach not only respects the area's history and cultural legacy, but also looks ahead, adapting to the current and future needs of those who enjoy this unique setting.

Rustic homes

The essence of life inside the Empordà

These homes are designed to enjoy the outdoors during summer and cozy comfort during winter. They are luxury residences, exclusive and unique, that respect and blend into their surroundings, promoting a sustainable and wellbeing-focused lifestyle.

The El Mirador de l'Empordanet development, in Pals, includes two single-family homes located in the heart of the Empordà. This residential development is unique in the region, standing out for its top-quality finishes and traditional architecture. Each home has two floors with three bedrooms, a versatile loft, and three bathrooms (one on each floor), private garden and pool, and a box-type garage for two vehicles.



170m²
(3 floors)



3 bedroom
plus loft



3
bathrooms

Wellbeing

Spaces designed to create a warm and functional atmosphere

Every corner is designed for the comfort and enjoyment of residents, in a balanced combination of traditional materials and modern elements that reflect both the richness of Empordà culture and contemporary innovation.

The large windows allow for generous natural light, transforming each room throughout the day, providing a sense of calm and connection with the outdoor surroundings.

Thus, these spaces not only serve as a home, but also inspire residents to fully embrace every moment, whether relaxing in the garden or sharing special moments in the common areas.



Images for illustrative purposes only. Layout, finishes and elements customizable by the client.



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Features of the homes

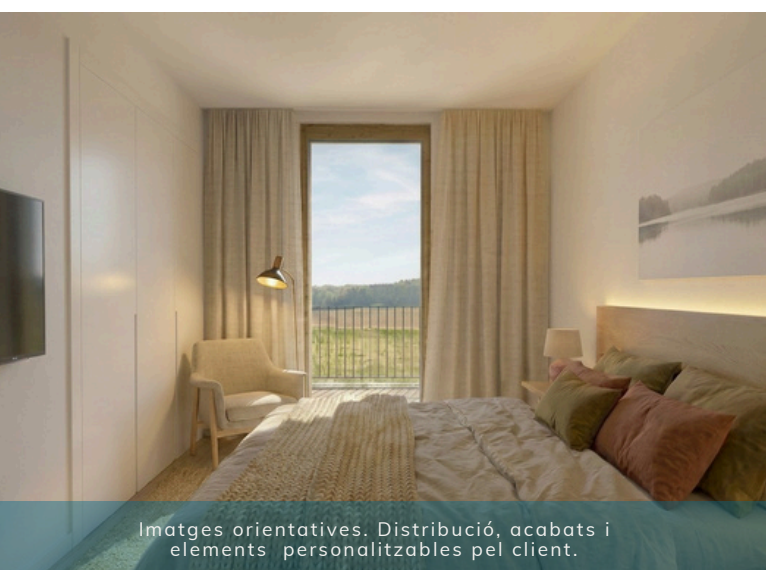
Empordà culture and contemporary innovation



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KITCHEN AND DINING ROOM

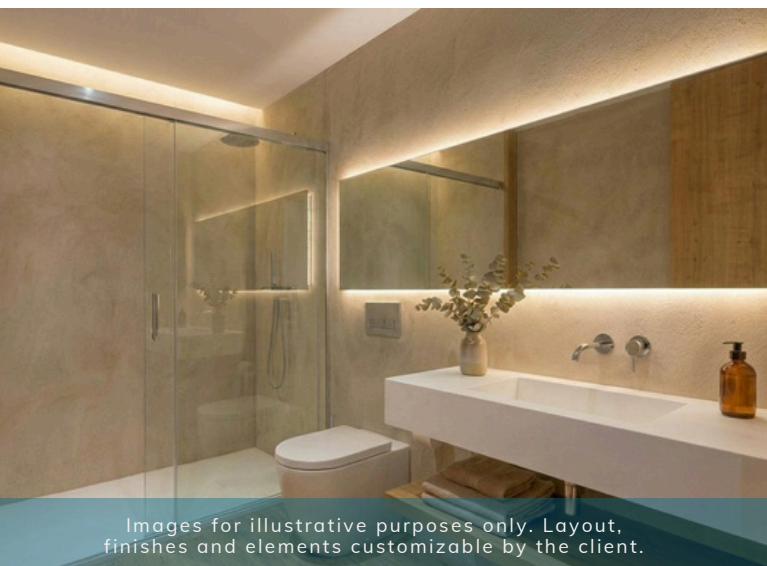
Designed for those who understand cooking as a pleasure to be shared. Cabinets with combined wood and lacquered doors. Complete set of integrated Bosch appliances: induction hob, extractor hood, oven, dishwasher and combi fridge. A set designed to live every day with comfort and style.



Imatges orientatives. Distribució, acabats i elements personalitzables pel client.

BEDROOMS

Clean, well-proportioned spaces, with generous natural light and moisture-resistant vinyl floating parquet flooring. All bedrooms feature built-in wardrobes, integrated into the architecture of each room. Designed, in short, for complete rest.



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BATHROOMS

Microcement, Solid Surface washbasins, thermostatic taps and resin shower trays create a clean, contemporary atmosphere. Tempered glass shower screens with stainless steel frames and concealed-cistern sanitaryware complete bathrooms designed to provide everyday comfort and exceptional durability.



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LOFT

The most unique feature of the house. Exposed oak beams and joists create a warm atmosphere full of the character of Empordà architecture. Versatile and unique: an extra bedroom, a study, or a work area where the sloped roof is an attractive feature rather than a limitation.



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GARDEN, POOL AND PARKING

Private gardens with rustic ceramic paving on the walkways and permeable surfaces in the rest of the area. The private pool completes an outdoor space designed to be enjoyed in any season.

The box-type garage with a motorized door. The landscaped garage roof completes a development that pays attention to every last detail.

03

FINISHES



Rustic finishes with quality materials

FOUNDATION

The base of the structure rests on isolated footings, which efficiently distribute the loads to the ground. These footings are reinforced with tie beams, which provide additional stability and prevent lateral movement. The use of reinforced concrete in the foundation guarantees optimal strength and long-term durability.

STRUCTURE

Structure consisting of a reinforced concrete load-bearing wall, steel columns and a reinforced concrete slab, steel beams and wooden joists in the roof.



FACADES

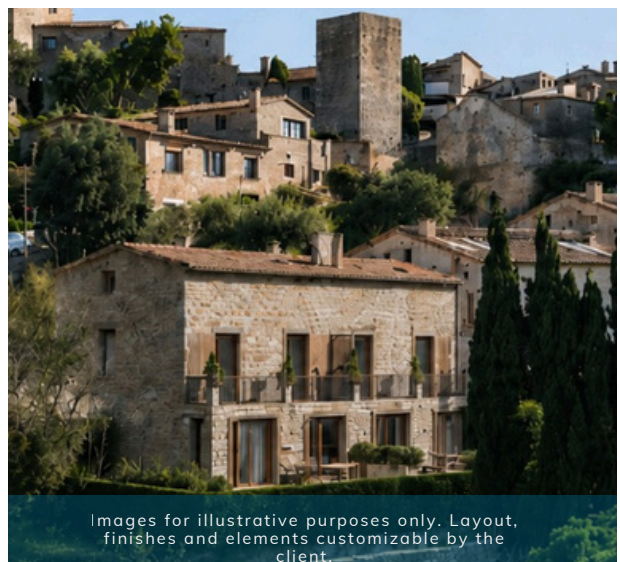
The facades of the homes will be finished with a continuous cladding of local stone, over a fine continuous rendered coating with cement plaster. This finish provides a solid and aesthetically attractive base.

The exterior carpentry will be traditional-style varnished wood, with laminated glass and an air chamber to ensure optimal thermal and acoustic insulation.

The color of the woodwork is to be defined, and the glass will feature lamination and an air chamber to improve energy efficiency and comfort.

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The shutters will be made of varnished wood slats, following the plans of the executive project to ensure a coherent integration with the overall design of the facades.



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ROOFING

Two-sided sloped roof finished with Arabic tiles.

Structure supported by rectangular-based structural wood beams, varnished, with joist infill made of sandwich-type panels composed of two boards, the inner one made of an oak veneer board and the outer one of moisture-resistant particleboard, joined to a rigid extruded polystyrene foam insulation core.

Terrace for the private use of the homes on the under-roof level, for technical use, with reserved space to incorporate the technical installation elements necessary for the building's operation.

Flat roof with landscaped upper surface on garages.



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INTERIOR PARTITIONS

Interior partitions between homes made of high-quality ceramic material, with elastic bands to improve acoustic performance and plasterboard lining. Interior partitions within the homes formed by plasterboard walls with interior rock wool insulation.



CEILING

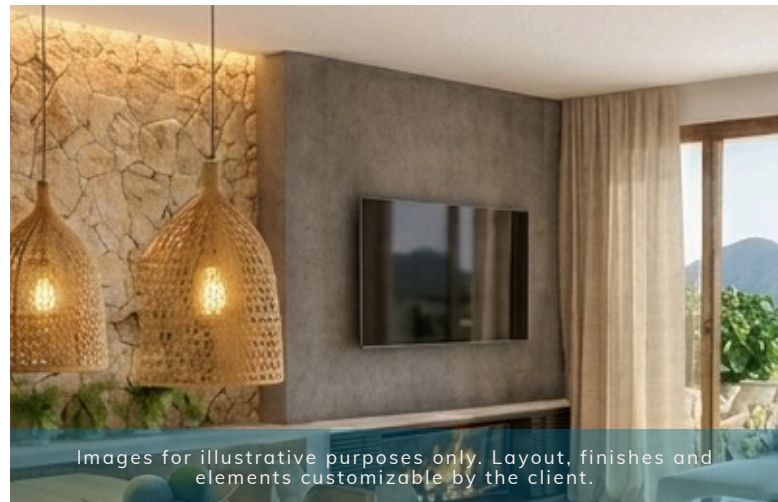
Suspended plasterboard ceilings installed on a galvanized steel framework in the areas specified in the executive project.

The attic level features exposed timber beams and varnished oak roof decking, without suspended ceilings, highlighting the character of the roof structure.

PAINT

Walls and ceilings finished with high-quality eco-friendly paint with a low content of volatile organic compounds (VOCs). The fireplace feature wall is clad in natural stone.

The vertical walls in bathrooms and other wet areas are finished with a microcement coating.



FLOORING

Exterior walkways are finished with 25 × 25 cm rustic-style ceramic tiles, while the remaining outdoor areas feature permeable paving to ensure proper drainage. Interior flooring consists of click-system floating vinyl flooring with a sealed top layer that provides excellent resistance to scratches, stains, dirt and everyday wear. It is completely moisture-resistant and unaffected by humidity.





INTERIOR CARPENTRY

Reinforced French doors in natural varnished wood with traditional shutters, fitted with black or polished brass hardware and handles.

Reinforced main entrance door with three-point locking system, finished in natural varnished wood with traditional Catalan-style slats.

Interior doors finished in white.

Hinged or sliding interior doors, Krona or similar, with concealed frame for partition walls.

Handles in black or chrome finish.

All bedrooms feature built-in wooden wardrobes, finished in white and fitted with handles.

ELECTRICAL AND TELECOMMUNICATIONS INSTALLATION

Complies with the Low Voltage Electrotechnical Regulations (REBT).

Grounding system and equipotential bonding network.

Simon switches and sockets, or similar, with finish colour to be defined.

Installation of television, voice and data outlets in the living room and all bedrooms.

Telecommunications installation with a PAU (User Access Point) cabinet located at the entrance of each home.

KITCHEN

4 cm thick solid oak worktops (glued laminated boards) finished with a high-resistance protective varnish.

Microcement splashback.

Kitchen fitted with upper and lower cabinets, featuring a combination of natural wood and lacquered cabinet fronts.

Integrated Gola-profile handles.

Fitted with a stainless steel sink and chrome-finish single-lever mixer tap.

Equipped with Bosch appliances or equivalent, including an induction hob with integrated extractor, oven, dishwasher, and integrated fridge-freezer.



BATHROOMS

Wall-hung toilets with concealed dual-flush cisterns, soft-close seats and integrated flush plates.

Rectangular Solid Surface resin washbasins, as specified in the executive project.

Single-lever mixer taps for washbasins and showers.

Hinged tempered glass shower screens with stainless steel profiles, sized according to the executive project. Backlit mirrors, manufactured to the dimensions specified in the executive project.

Bathroom walls finished with a microcement coating.

Resin shower trays.



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PLUMBING AND DRAINAGE

Supply of cold water and domestic hot water (DHW) to bathrooms and kitchens.

Acoustic PVC drainage pipes, with diameters to be specified in the executive project.

Internal water distribution through concealed polyethylene piping, with diameters defined in the executive project.



AIR CONDITIONING AND VENTILATION

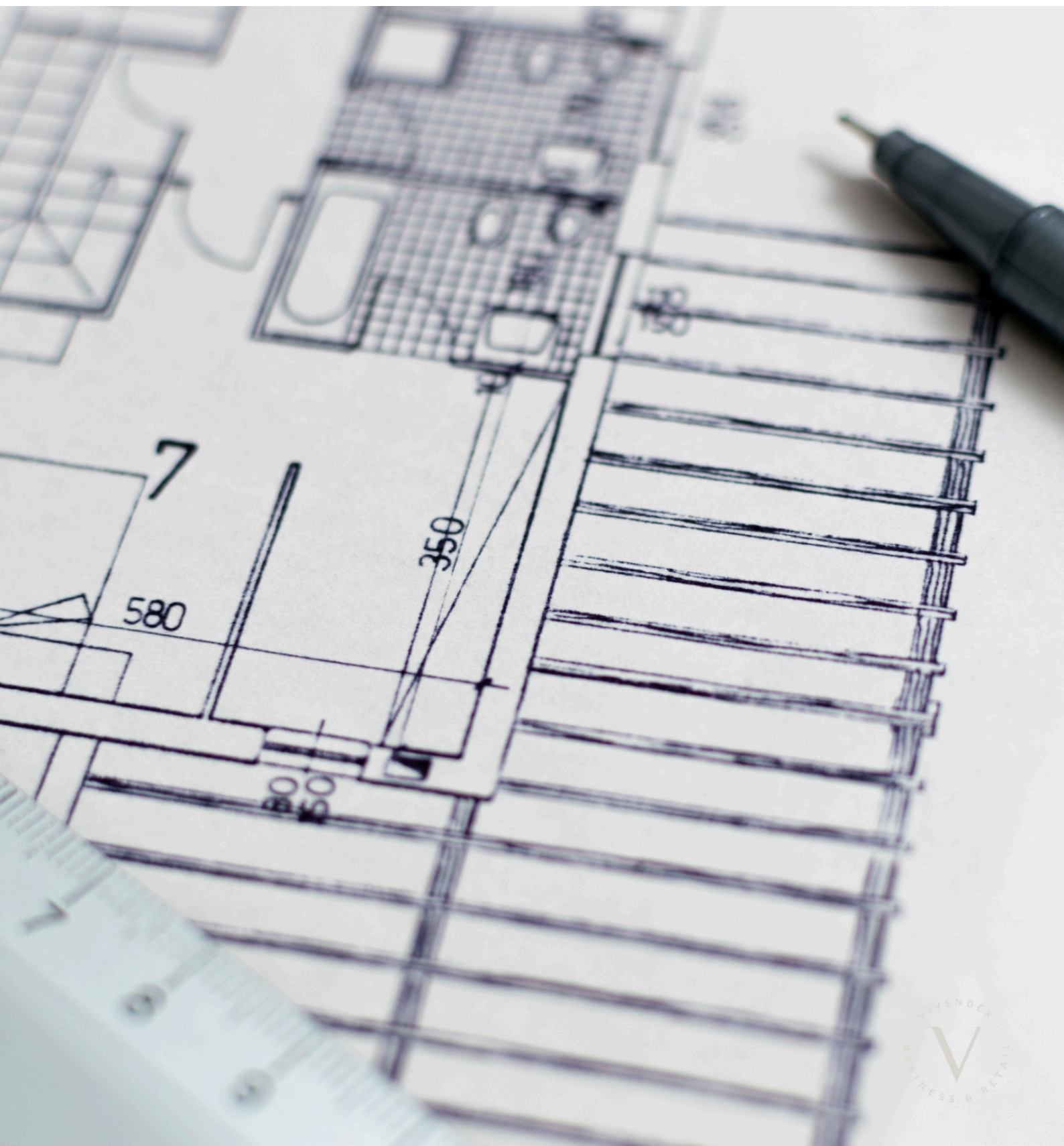
Aerothermal heat pump system providing domestic hot water (DHW) and ducted hot and cold air conditioning on the ground and first floors. Thermostats are installed on every level.

The attic floor is equipped with a split-system air conditioning unit with heat pump.

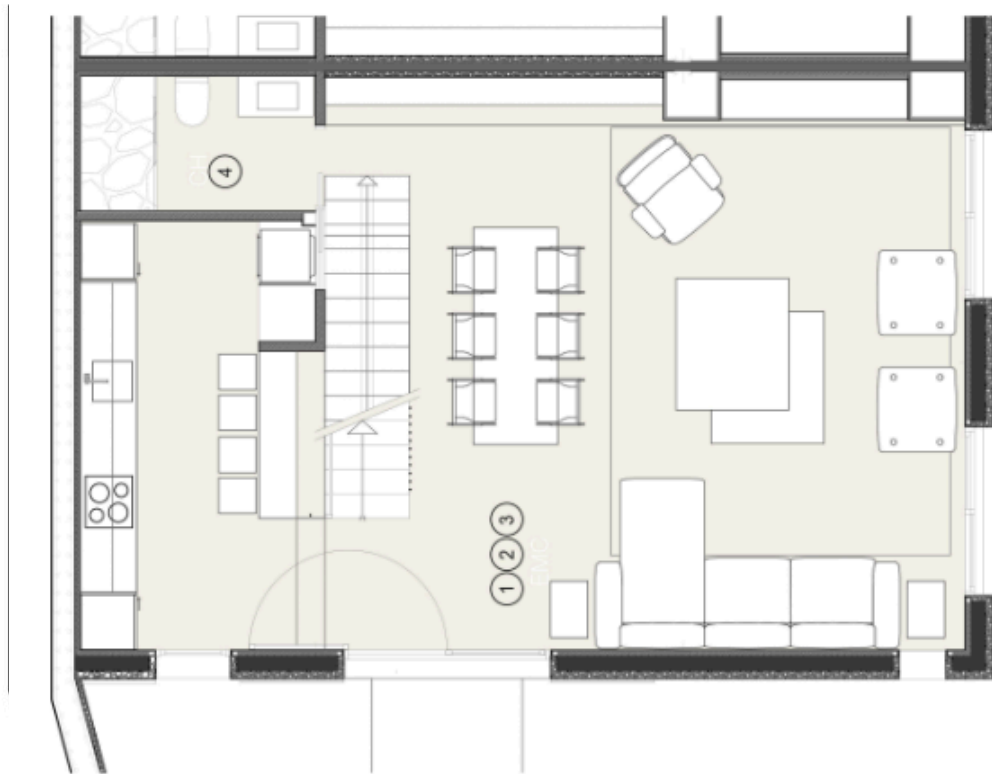
Provision has been made for air-conditioning ductwork leading to the technical roof area.

04

FLOOR PLANS



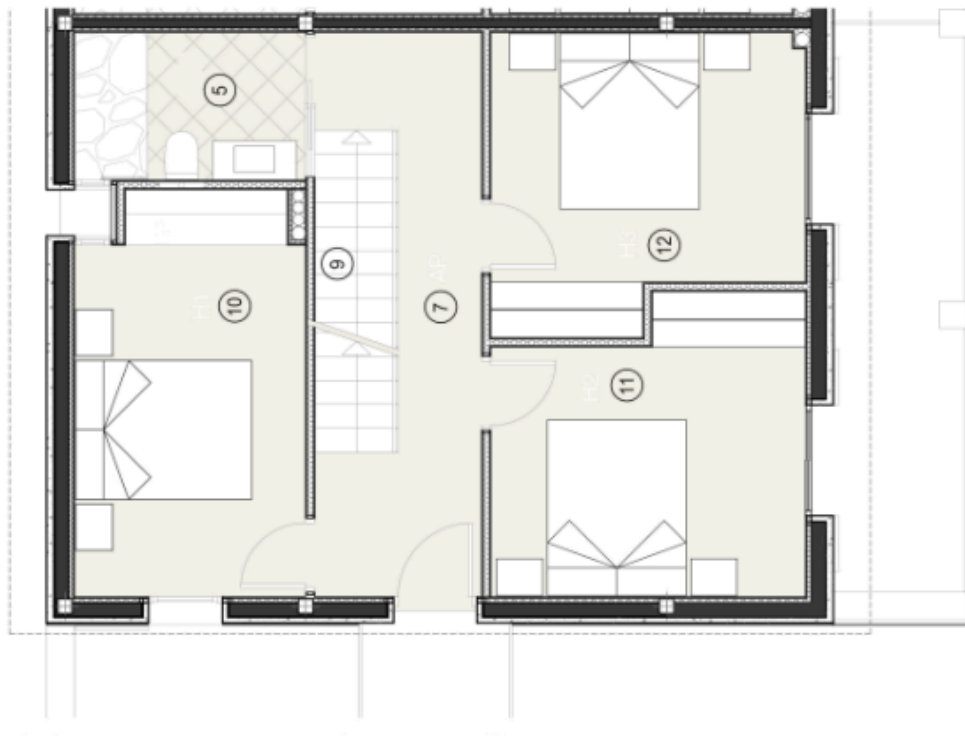
Ground Floor



PLANTA BAIXA. DISTRIBUCIÓ



First Floor



PLANTA PRIMERA. DISTRIBUCIÓ



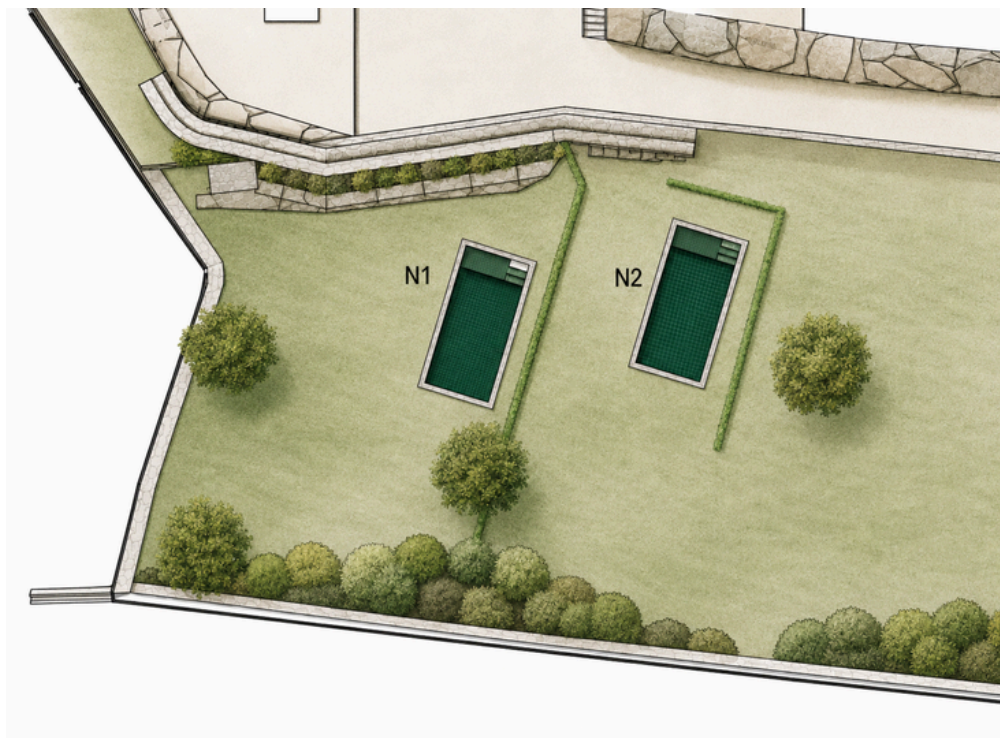
Attic Floor



PLANTA GOLFES



Swimming Pool Area



A black and white photograph of a two-story stone house with a tiled roof. The house features several windows with dark wooden shutters. A balcony with a metal railing and a stone wall is visible in the foreground. The house is situated on a hillside, overlooking a vast landscape with fields, trees, and distant hills under a cloudy sky.

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