



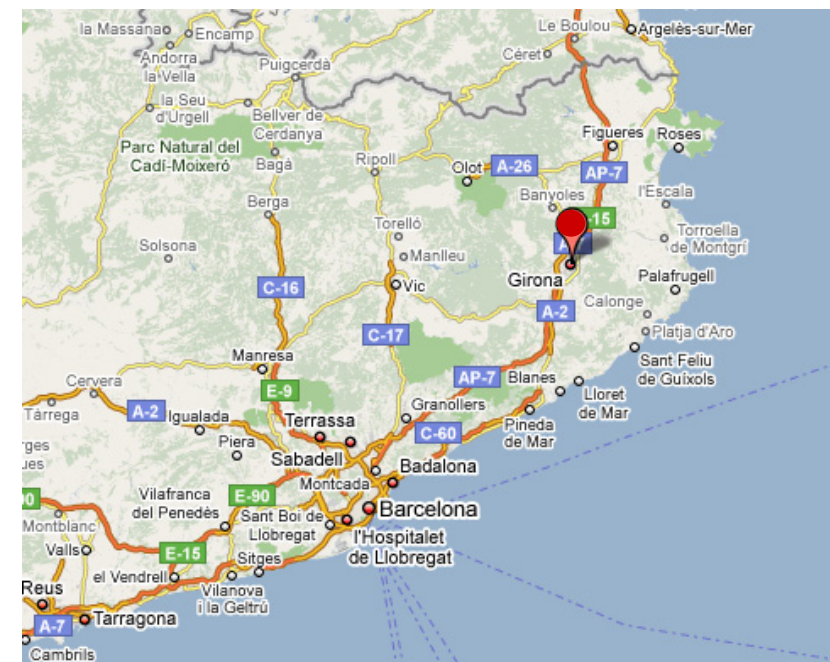
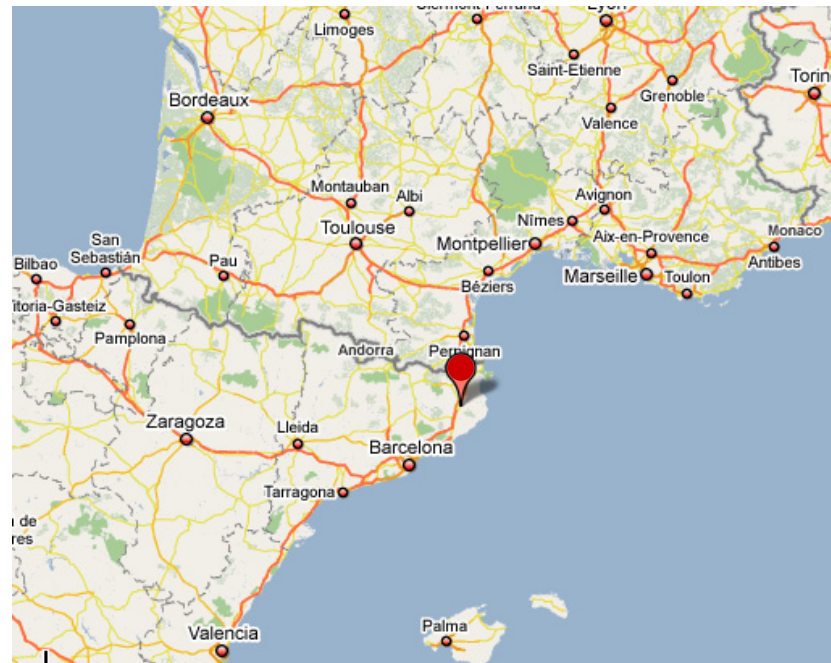
Walled Renaissance castle in Catalonia

*Exclusive property
located between Girona and the Costa Brava*

Summary

- recently restored castle complex (12th-17th cent.)
 - main castle building (with former chapel)
 - residential annex building (with caretakers' apartment)
 - auxiliary buildings and facilities, garages etc.
 - swimming pool & whirlpool
 - extensive landscaped gardens
- convenient location
 - close to the attractive medieval city of Girona
 - Mediterranean Sea (Costa Brava) & quaint seaside villages nearby
 - easy access from the Girona airport (33 km) and a nearby train station (6 km)
 - excellent highway connections to Barcelona and the French border
- beautiful, lush country-side & incredible views

Located close to the city of Girona, in Catalonia



Girona airport – connections to many European hubs

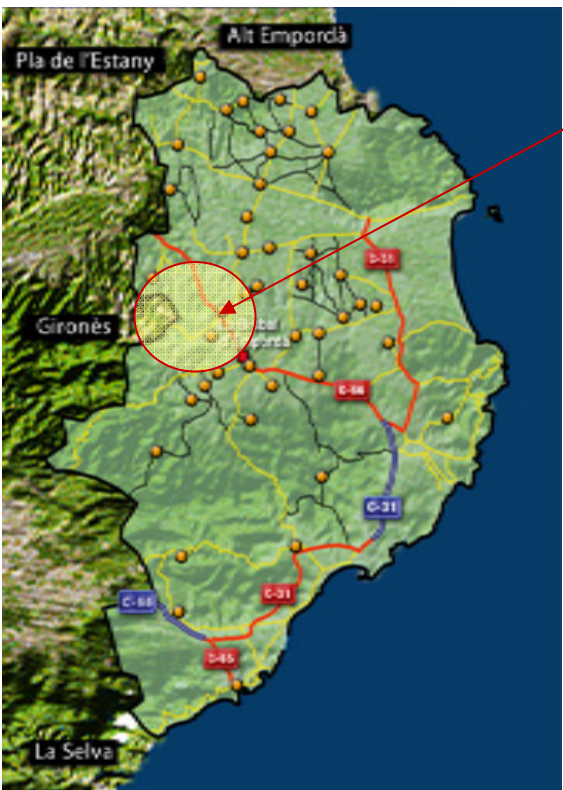


Located in the exclusive *Baix Empordà* county

County map of Catalonia

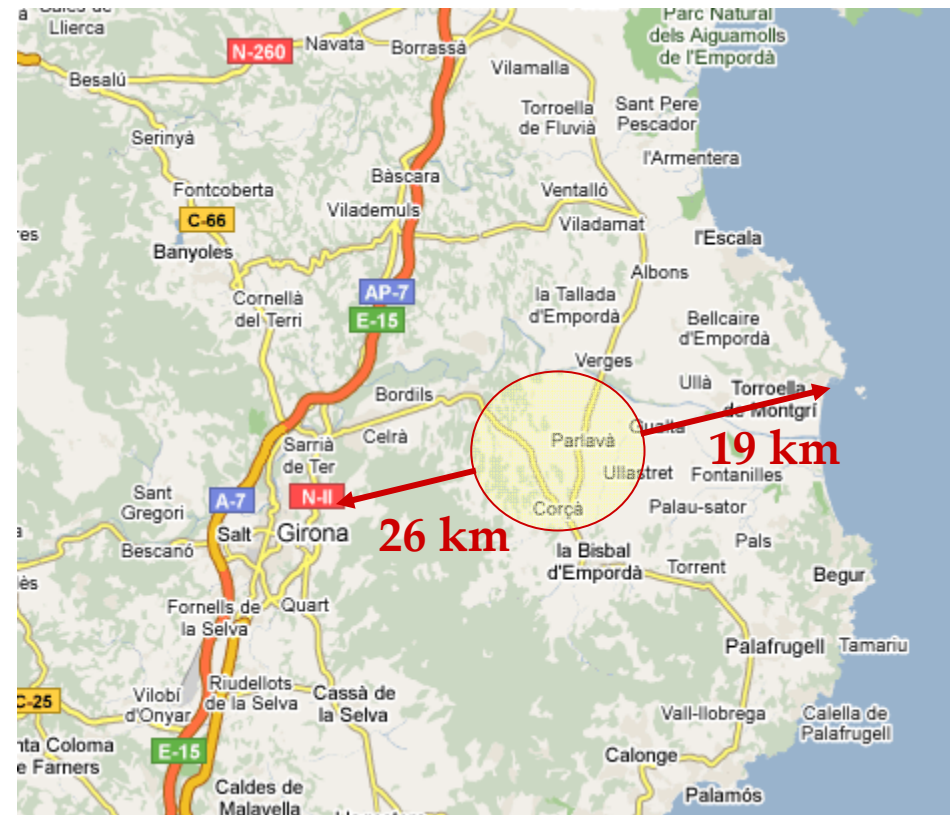


Map of the *Baix Empordà* county



Castle's
location

Located between Girona and the *Costa Brava* coastline



Fortified castle, oldest parts dating from the 12th century



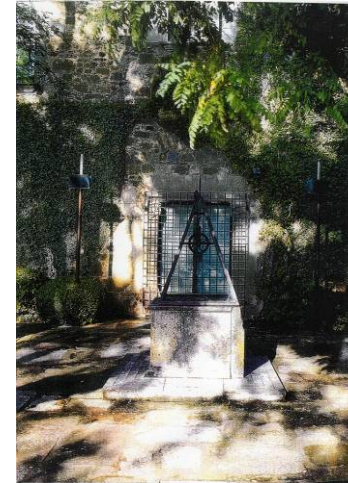
The castle at night



South courtyard with main entrance



North courtyard



Gardens & swimming pool



Castle rooms

- entrance hall
- 2 formal living rooms: “fireplace room” & “music room”
- formal dining room
- “casual” living & dining room
- library
- 2 studies
- 3 exhibition rooms (with different collections)
- 6 bedrooms with en suite bathrooms
- 2 guest bathrooms
- 2 kitchens
- wine cellar
- chapel

Interiors



entrance hall



"showcase room"

Interiors



central staircase

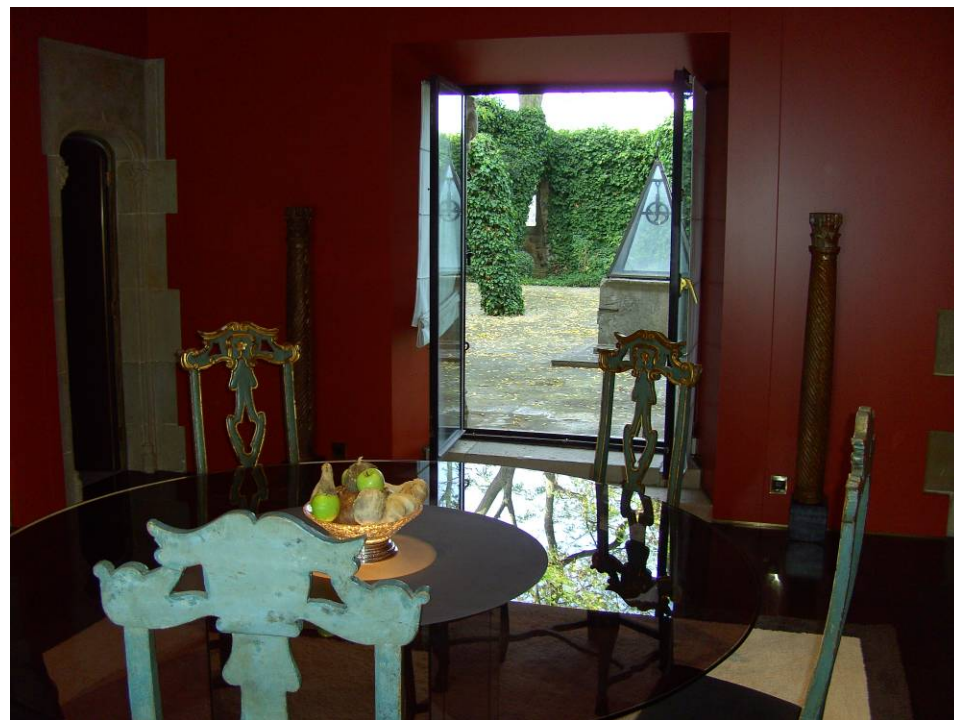
Interiors



"fireplace room"



Interiors

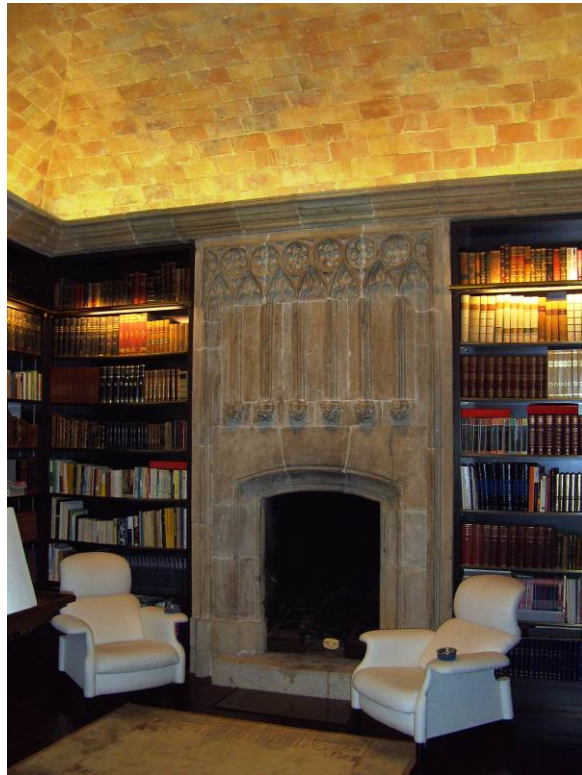


dining room



views

Interiors



library



kitchen no. 1

Interiors



bedroom no. 3



bedroom no. 2

Interiors



bathroom no. 3



bathroom no. 2

Interiors



"music room"



study no.1

Interiors



*"casual" living & dining room,
study no. 2 upstairs*

Interiors



"casual" living & dining room

Attention to detail everywhere ...



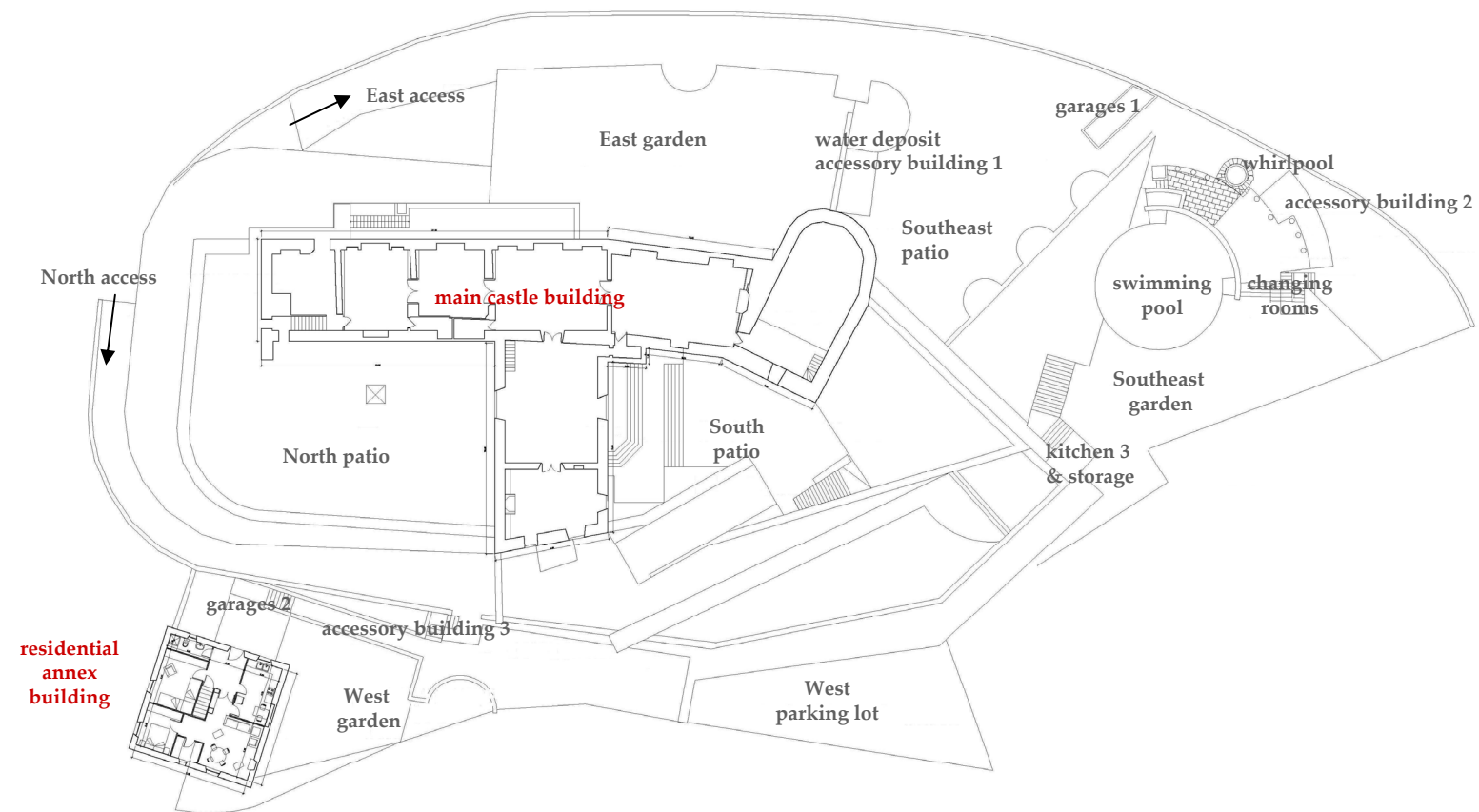
Breathtaking views across the countryside to the sea



Additional buildings & facilities

- residential annex building
 - caretakers' apartment: sitting/dining room, kitchen, 3 bedrooms and bathroom
 - ground floor with pool table room, 3 bedrooms and bathroom.
- garages
 - main garage with 4 parking spaces
 - second garage with 2 parking spaces
- swimming pool area, including
 - whirlpool
 - changing rooms & bathroom
 - barbecue area
 - separate kitchen

Layout of premises



Key facts & figures

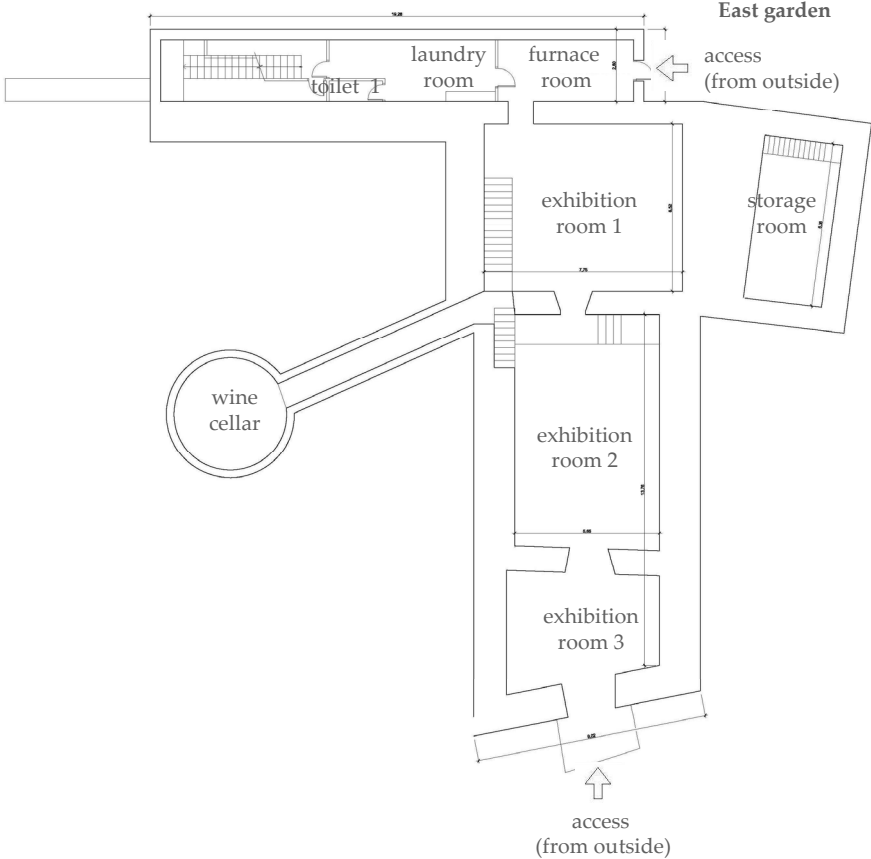
• asking price	upon request
• sales commission	none
• plot size	4.897,00 sqm
• built-up area	2.090.81 sqm
– castle	1.657.20 sqm
– residential annex building	216.77 sqm
– other annex buildings & facilities	216.84 sqm
• annual property tax	€ 0,00 (exemption due to heritage status)
• sales tax	1% (assuming share-deal)

Appendix

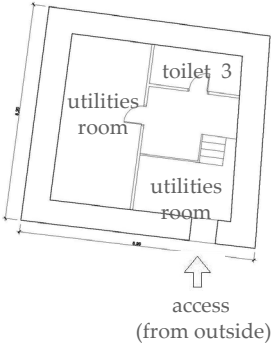
- Floor plans

Main castle building – floorplans levels -1 and -2

level -2

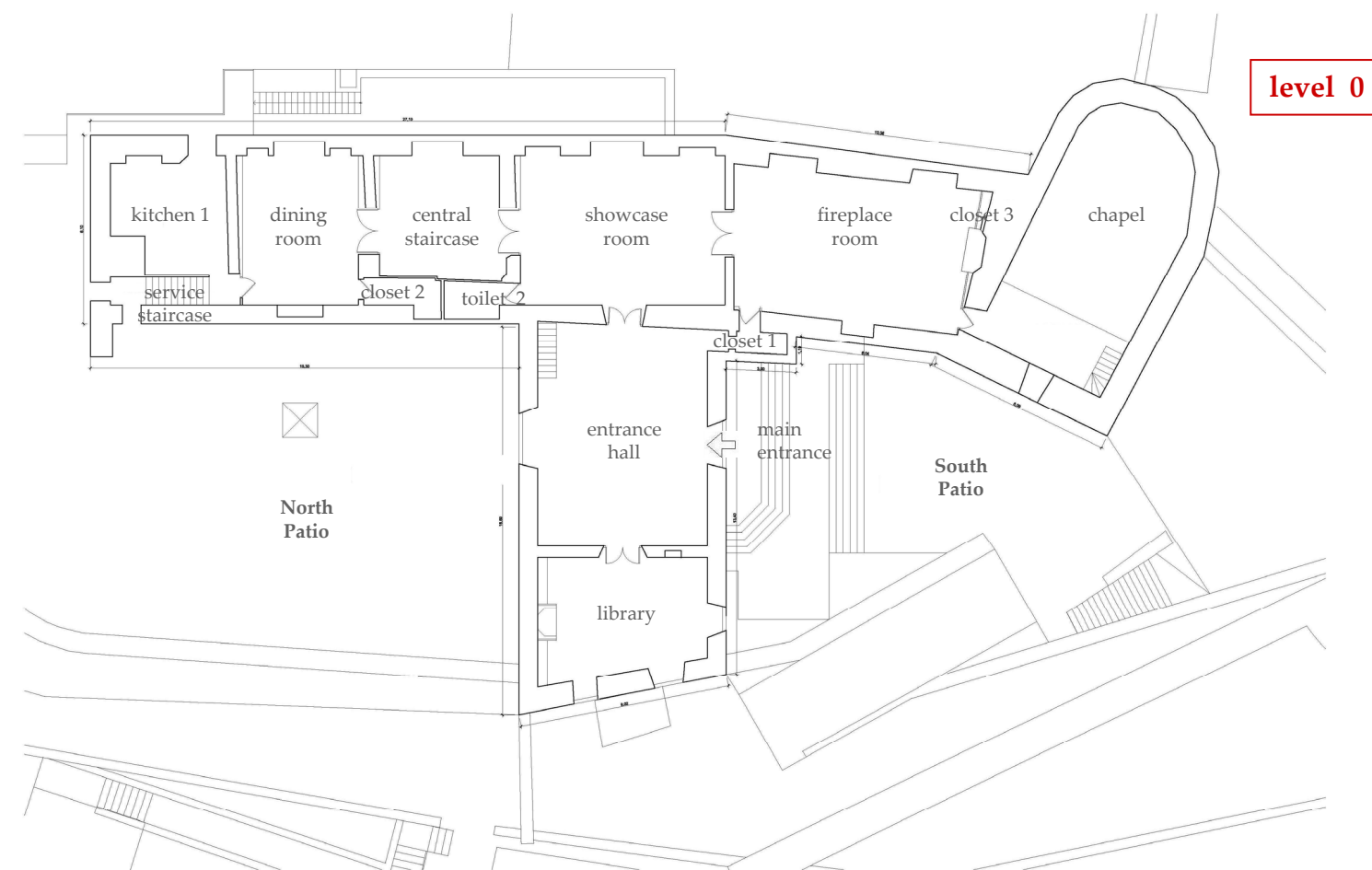


level -1

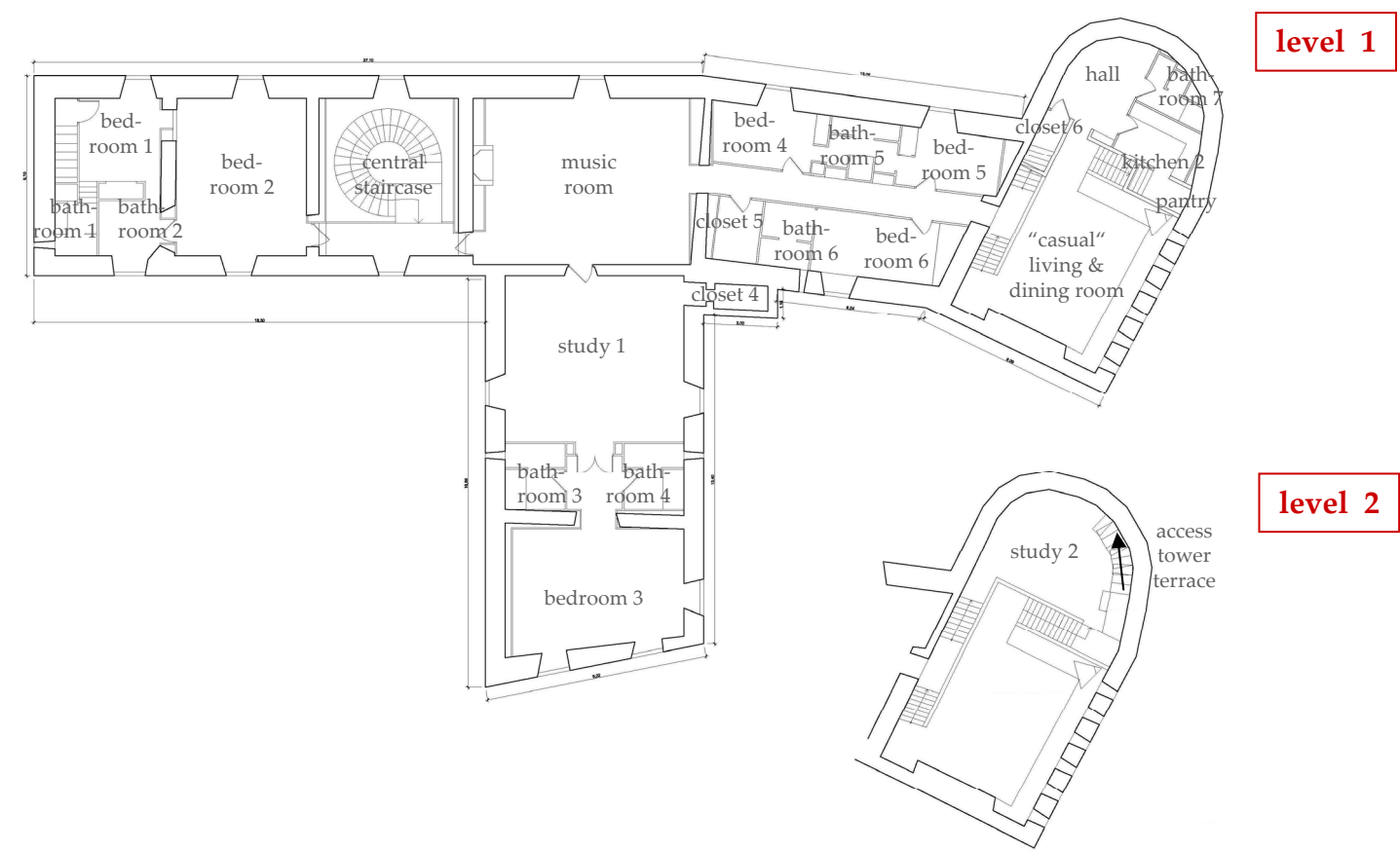


South patio

Main castle building – floorplan level 0

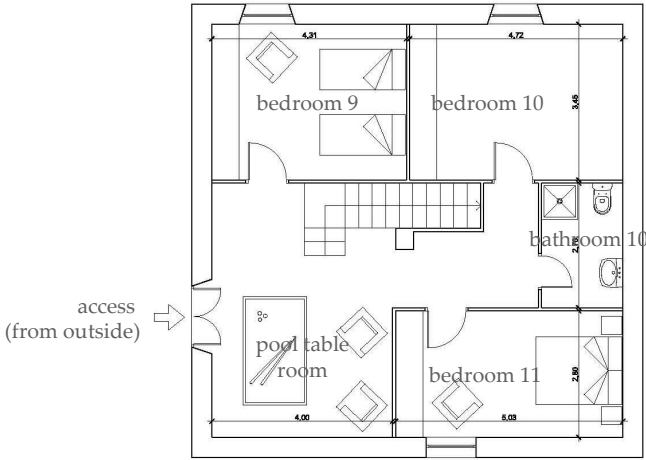


Main castle building – floorplans levels 1 and 2

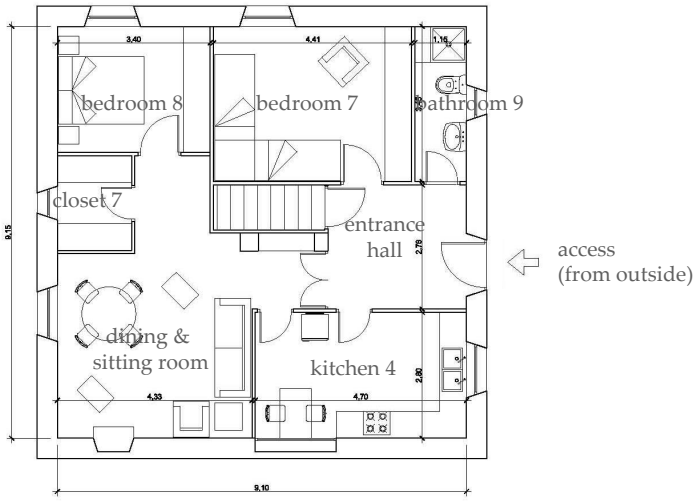


Residential annex building – floorplans levels 0 and 1

level 0



level 1



Surface areas

		-2	-1	0	MEZZ.	1	2	TOTAL
MAIN CASTLE BUILDING	LIVING AREA	325,60		453,49		460,29		1.657,20
	CHAPEL			111,52	31,62	104,72	47,68	
	UTILITIES	51,01	71,27					
RESIDENTIAL ANNEX BUILDING	LIVING AREA		100,50	100,50				216,77
	WASH ROOM			15,77				
OTHER ANNEXES & FACILITIES	CHANGING ROOMS		55,45					216,84
	ACCESSORY BUILDING 1			13,16				
	ACCESSORY BUILDING 2		17,39					
	GARAGES 1			59,77				
	RUBBISH ROOM			11,84				
	WATER DEPOSIT			19,89				
	KITCHEN 3 & STORAGE			16,05				
	ACCESSORY BUILDING 3			4,00				
	GARAGES 2			19,29				
POOLS	SWIMMING POOL			99,39				104,80
	WHIRLPOOL			5,41				
TOTAL RESIDENTIAL		1.873,97						
TOTAL OTHER ANNEXES & FACILITIES		216,84						
TOTAL BUILT-UP AREA		2.090,81						
TOTAL POOLS		104,80						
TOTAL BUILT-UP AREA INCL. POOLS		2.195,61						