



## SPECTACULAR DESIGN HOUSE IN ONE OF THE BEST AREA OF THE COSTA BRAVA

NEW DESIGN CONSTRUCTION in CALONGE (Girona), with 1st QUALITY finishes.

Between the sea and the mountains, the municipality of Calonge fully enjoys the natural wealth and diversity of the Baix Empordà. The position between the Gavarres massif and the wide bay of Palamós and Sant Antoni provides it with a remarkable variety of landscapes, with protected and lovingly preserved places.

In one of its best Mas Pallí urbanizations, quiet and bright, we find a plot of flat land measuring 1019 m<sup>2</sup> on which a magnificent, one of the most desired, practical and comfortable home is being built, all on the same floor, taking advantage of its south-east orientation, distributing each space of the house for its best light, which is referenced in the attached plans.

The HOUSE consists of 180.75 m<sup>2</sup> built, about 170 m<sup>2</sup> useful

Price: **795.000 €**

It consists of a hall that leads to a large space that includes a fully equipped kitchen and a large living-dining room with a fireplace. We are shown a large window with views and direct access to the intimate and beautiful porch that in turn communicates directly with garden and pool, 2 large double bedrooms and a full bathroom with shower, another splendid bedroom suite with full bathroom with shower and built-in dressing room (Possibility of adapting the project to 4 bedrooms). It also has a 25m<sup>2</sup> garage with capacity for 2 cars.

TOP QUALITY finishes: Automatic access doors, aluminum exterior carpentry with thermal break, Granhermetic blinds, home automation aerothermal, microfoundation, both exterior and interior floors, microcement bathrooms, automation with access control, alarms fire or flood warning and ventilated facades, among others.

Municipality awarded with the DTF (Family Tourism Destination) specialization seal, awarded by the Catalan Tourism Agency. Where families and inhabitants will enjoy a range of restaurants, entertainment and leisure ideal for an area of the beautiful Costa Brava characterized by being a land of wines. Quiet and privileged environment, with all services nearby, just 10 minutes from the center of Sant Antoni de Calonge and 5 minutes from the best beaches on the COSTA BRAVA. Only 35 km from Girona Airport.

For more information do not hesitate to contact us, without any obligation.

Transaction:	Sale	Category:	Villa
Work category:	New construction	Situation:	Baix Empordà
Surface area:	181 m <sup>2</sup>	Rooms:	4
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes	Furnished:	Yes