



## Spectacular newly built designer house in Calonge, Costa Brava, with first-class finishes

Unique opportunity to build your ideal home on the Costa Brava. We offer you a high-standing house project in a privileged environment, in one of the best areas of the Costa Brava, a few minutes from the beach and located on a 7000 m<sup>2</sup> plot with maximum privacy.

Located on a quiet street in the exclusive Vizcondado de Cabanyes urbanization, this house project is perfect for those seeking privacy and luxury, integrating perfectly into nature, but with the convenience of being close to the urban center of Calonge and a few minutes from the best beaches of the Costa Brava.

This high-end design house has a constructed area of 267 m<sup>2</sup> and is composed of 3 bedrooms, 3 bathrooms, a studio with multiple uses, an outdoor terrace, laundry room, swimming pool and garage.

The hall is accessed by stairs, from where you reach the main house on the right

**Price: 1.350.000 €**

and the garage and study on the left. On the underground floor there is a large garage, a laundry room, and a utility room and pool.

On the ground floor, the space is distributed in a cozy hall, an open concept kitchen-dining-living room that invites coexistence, a full bathroom, and a hallway that leads to the staircase and the study, ideal for various activities.

The first floor has a double bedroom with an en-suite bathroom, two large double bedrooms, an additional bathroom and a hallway that connects the different spaces. All spaces are interconnected through the hall.

The finishes are of top quality - ask us for the memory.

Between the sea and the mountains, the municipality of Calonge fully benefits from the natural wealth and diversity of the Bajo Ampurdán. Its location, between the Gavarres massif and the wide bay of Palamós and Sant Antoni, offers a notable variety of landscapes. The municipality is distinguished as a Family Tourism Destination, awarded by the Catalan Tourism Agency. Here, both families and residents can enjoy an excellent range of leisure and dining options. Girona airport is 35 minutes away and Barcelona is just 1 hour away.

Transaction:	Sale	Category:	Villa
Work category:	New construction	Municipality:	Baix Empordà
Surface area:	267 m <sup>2</sup>	Rooms:	3
Bathrooms:	3 bathrooms	Parking:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Land:	6.716 m <sup>2</sup>		