



## Spectacular design house in Calonge, Costa Brava, with top quality finishes

Luxury villas on 7,000 m<sup>2</sup> plots in the Costa Brava: a unique opportunity to live in a high-end home in a privileged setting, just minutes from the beach and in one of the best areas of the coast.

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 320 m<sup>2</sup> and is made up of 4 bedrooms, one of them with a suite bathroom and dressing room, another full bathroom, a toilet, laundry, outdoor terrace, swimming pool 9,70 x 3,70 m and garage 40m<sup>2</sup>. Underfloor heating.

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

**Price: 1.300.000 €**

Located in the heart of the Costa Brava, 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.

This charming town will not only captivate you with its landscapes, but also with its vibrant culture and traditions.

These are some of the renowned vineyards in the area:

Celler Viniric: Enjoy exceptional wines created with passion.

Clos d'Argon Wineries (Mas Gil): Recognized for their dedication to quality and excellence.

Pages Mas Molla wine: Feel the tradition in every sip. A family that has been in the business for generations, with the new generation at the helm, empowered by specific studies.

Calonge is also a town of reading and books:

Known as the first Catalan &quot;booktown&quot;, Calonge is a paradise for reading lovers. Its streets are full of bookstores and literary events that invite you to immerse yourself in the world of books.

Let's not forget its historical and cultural heritage:

Calonge Castle, the oldest part of which dates back to the 12th century, today hosts exhibitions and concerts, becoming the cultural epicenter of the town.

Historic Churches: Visit the Church of Sant Martí, the Orthodox Church of San Jorge Victorioso and the Church of Sant Antoni de Calonge, and discover the spiritual and architectural wealth of the region.

And last but, for many, the most important, the paradisiacal beaches of the municipality, which are among the best on the Catalan coast:

Cala Cristus: Relax in this picturesque cove with crystal clear waters.

Cala de les Roques Planes: Explore its unique rock formations.

Cala de la Bella Dona: An idyllic corner to disconnect and enjoy the sea.

In addition, Calonge is a town that has an international link with a town in Andorra, Sant Julià de Lòria, through the "germanament" (twinning) program and highlights the union and collaboration between these two charming destinations, one on the beach, another in the mountains.

Come to Calonge and discover a place where nature, history and culture come together to offer you an unforgettable experience!

Transaction:	Sale	Category:	Villa
Work category:	New construction	Municipality:	Baix Empordà
Surface area:	320 m <sup>2</sup>	Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Swimming pool:	Yes	Central heating:	Yes
Land:	6.996 m <sup>2</sup>		