



## Newly built independent villa in Calonge, Costa Brava

This stunning, newly built detached villa is located in the Mas Ambrós-Mas Pallí Urbanisation, in the heart of the Costa Brava. Just a few minutes from the beaches of Sant Antoni and Palamós, this property combines the comfort of urban living with the tranquillity of a natural setting.

### Highlights:

**Modern and Minimalist Design:** The house, spread over two floors, features clean and contemporary lines.

**Spacious Rooms:** Large windows allow natural light to enter, creating a bright and welcoming atmosphere.

**Private Pool:** Enjoy moments of relaxation in the beautiful pool.

**High-End Finishes:** The kitchen is fully equipped with quality appliances, and the bathrooms feature designer elements.

**Sustainability:** The aerothermal heating system and solar panels make this house environmentally friendly.

**Price: 780.000 €**

Privacy and Convenience: Despite its quiet location, it is close to all services and shops.

This property is an excellent choice for those who wish to live and enjoy the Costa Brava in a modern and sustainable environment. Don't miss the opportunity to visit it!

**APIALIA PRODUCT. PURCHASE EXPENSES NOT INCLUDED: 10% ITP + Notary fees + Land Registry.**

Transaction:	Sale	Category:	Villa
Work category:	New construction	Municipality:	Baix Empordà
Surface area:	349 m <sup>2</sup>	Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Central heating:	Yes	Land:	507 m <sup>2</sup>