



Superb 1,390 m<sup>2</sup> plot located in one of the most exclusive areas of the Costa Brava, in the Vizcondado de Cabanyes urbanisation, in Calonge. This property offers stunning open views of the mountains, providing a peaceful and natural environment, perfect for those seeking a retreat surrounded by nature without compromising on comfort. The plot has a right-of-way to another plot, where a built-in access ramp is located, which benefits the plot, as it will have facilities to create access to the new construction.

The Vizcondado de Cabanyes urbanisation stands out for its well-maintained, residential atmosphere, with quiet streets surrounded by Mediterranean vegetation, ensuring privacy and a high quality of life. Additionally, it is only a 10-minute drive from the beaches of Sant Antoni de Calonge and Platja d'Aro, known for their crystal-clear waters and wide range of leisure, dining, and shopping options.

Calonge is strategically located just 40 minutes from Girona, a city with an international airport, and 1 hour from Barcelona, providing excellent connections to the Catalan capital and other European cities. Its proximity to the French border

Price: **105.000 €**

is also a valuable asset, allowing quick getaways to destinations like Perpignan.

The plot is equipped with the necessary infrastructure to build a single-family home, making it an excellent opportunity for those looking to build their dream home or for investors interested in the region.

Don't miss the opportunity to acquire this plot in one of the best areas of the Costa Brava, a place where nature and comfort come together to offer a unique living experience.

API Number: 881

AICAT Registration Number: 12800 Costa Brava Realty S.L.

Located in a rent-stressed area.

Not included in the price: ITP 10% (transfer tax at the current rate in Catalonia), notary and registry fees according to the official tariff.

Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Plot
Situation:	Calle de París, Calonge, Baix Empordà	Built area:	1.390 m <sup>2</sup>
Useful area:	1.390 m <sup>2</sup>	Occup. cert.:	
Condition:		Plot:	1.390 m <sup>2</sup>