



This stunning property, built in 2011, stands like a privileged balcony overlooking the sea in one of Calonge's most exclusive and tranquil residential areas. Situated on a generous 1,100 m² plot, the house has been designed to guarantee absolute privacy, with no immediate neighbors, and is strategically located less than 10 minutes from the area's best beaches.

Upon entering the main floor, you are greeted by a daytime area bathed in natural light. The heart of the house is a bright living room with a fireplace, which flows harmoniously into a formal dining room and a fully equipped, high-end kitchen. This space connects directly to a large covered terrace—protected by awnings and equipped with a barbecue area—which serves as the ideal setting for outdoor living. Also on this level is a comfortable suite and a separate guest bathroom with double access, facilitating service to both the interior and the spectacular 10 x 4 m swimming pool.

The sleeping area is located on the upper floor, which houses three additional bedrooms and three bathrooms, including two elegant suites. Two of these bedrooms have access to private terraces with unobstructed sea views, making

Price: 890.000 €

them perfect spots for contemplation.

The exterior is a true Mediterranean oasis. The landscaped garden, equipped with an automatic irrigation system, is dotted with flowers and fruit trees such as lemon and kumquat trees. Functionality is also key to the design of the property, which features two separate vehicle entrances, a covered carport for four cars, and an additional parking space in the lower area.

In terms of technical aspects, the house stands out for its commitment to efficiency and modern comfort. It has photovoltaic panels and solar panels for hot water, reversible air conditioning, and double-glazed windows with electric blinds. The property, which is being sold fully furnished, also includes a spacious laundry room with a storage area and a connection to the municipal sewer system.

In short, this is a "turnkey" property that perfectly balances the modernity of its services with the warmth of a Mediterranean home, ideal for those looking for a high-quality first or second residence on the Costa Brava.

Property status: Good

Usable area: 135 m²

Built area: 285 m²

Energy Efficiency Certificate (EPC):

Consumption: D 147 kWh/sqm year

Emissions: D 25 kg CO₂/sqm year

EPC Registration Number: 7TGJPLZP

Occupancy Certificate: CHG0570211001

API Number: 881

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

Located in a rent-stressed area.

Not included in the price: ITP (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:	Villa
Municipality:	Baix Empordà	Surface area:	285 m ²
Rooms:	4	Bathrooms:	4 bathrooms
Swimming pool:	Yes	Land:	1.112 m ²