ref. IM-01633



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

Set on expansive 7,133 m² plot, this luxury energy-efficient villa offers exceptional privacy in a natural setting, surrounded by greenery and tranquility, yet just minutes from the beach and the finest amenities of the Costa Brava. An outstanding opportunity to own a high-end home in one of the most sought-after areas of the coast.

Located on a peaceful street in a residential area, this exclusive villa project is ideal for those seeking privacy, space, and refined living. The property blends seamlessly into its natural surroundings while remaining close to the charming town centre of Calonge and only a short drive from some of the most beautiful beaches in the Costa Brava. Golf courses, marinas, hiking and cycling routes are all within immediate reach, offering an exceptional lifestyle between sea and mountains.

The villa features a contemporary high-end design with a total living area of 258 m². The layout includes four bedrooms, including a master suite with private bathroom

and dressing room, an additional full bathroom, a guest toilet, a laundry room, and spacious outdoor terraces. The exterior is completed by a private swimming pool and a 40m2 garage.

Built to the highest standards, the property boasts an A energy rating, underfloor heating, and air conditioning, ensuring year-round comfort with maximum energy efficiency. Premium materials and top-quality finishes are used throughout – full specifications available upon request.

Ideally situated in the heart of the Costa Brava, Calonge enjoys a privileged location between the Les Gavarres natural park mountains and the beach, as well as less than 10 minutes drive from the popular town of Platja d'Aro. The area is renowned for its natural beauty, family-friendly atmosphere, and excellent selection of restaurants and leisure activities. Girona Airport is approximately 35 minutes away, while Barcelona can be reached in just one hour, making this an exceptional permanent residence or luxury second home.

Property status: PLANNED / PROJECT PHASE
Marketing/Promotion responsible: Costa Brava Realty S.L.
Net internal area (usable): 253 m²
Built area: 354 m²
API number: 881
AICAT registration number: 12800 Costa Brava Realty S.L.
Located in a high-demand housing market area. Multi-property owner status.
Not included in the price: 10% VAT, notary and registration fees according to official tariff.
Fees: Real estate management fees are included in the sale price.
Location: Vizcondado de Cabanyes, Calonge

Transaction:	Sale	Category:	Villa
Work category:	New construction	Situation:	Calle Miquel Martí i Pol, Calonge, Baix Empordà
Built area:	354 m^2	Useful area:	253 m^2
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Swimming pool:	Yes	Plot:	7.133 m^2