ref. 12328



VILLA WITH TOP-QUALITY FINISHES IN MAS PALLÍ II, CALONGE

EXCLUSIVA APIALIA COSTA BRAVA

Exclusive brand-new luxury single-story villa in Mas Pallí II, Calonge

For sale: this spectacular, brand-new exclusive villa located in Mas Pallí II, Calonge (Girona), designed and built with premium-quality finishes. This property perfectly embodies contemporary luxury, blending meticulously crafted minimalist architecture with advanced technology and high energy efficiency. Situated on a completely flat 1,146 sqm corner plot, the home offers maximum privacy, excellent orientation, and abundant natural light throughout the day, all within a quiet and established residential area just minutes away from the beaches of Sant Antoni and Platja d'Aro.

The property features 284.35 sqm of built area, 218.37 sqm of living area, and 109.10 sqm of terraces, all strategically laid out on a single floor to guarantee

Price: **1.150.000 €**

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absolute comfort and a seamless indoor-outdoor flow. The day area consists of a vast 71.92 sqm open-plan living-dining room with an integrated kitchen, equipped with high-end Santos cabinetry, a multifunctional central island, integrated appliances, and direct access to the garden and terrace. The night area offers a fantastic master suite with a walk-in closet, an additional suite, two double bedrooms, three full bathrooms, and a guest toilet.

In the magnificent outdoor space, the villa offers a large 8x4 meter saltwater pool, a 25 sqm covered terrace, an 84 sqm panoramic outdoor terrace, and a private landscaped garden. Among its outstanding features are a porcelain ventilated facade, an aerothermal system with Airzone climate control, photovoltaic solar panels, aluminum thermal break windows, motorized louver blinds, a fully integrated smart home system (controlling lighting, climate, access, and water consumption), a state-of-the-art AI-powered camera security system, and fitted wardrobes in all bedrooms.

The property includes a closed two-car garage of 34 sqm. It is worth noting that the villa is currently under construction and includes a 10-Year Structural Warranty (Seguro Decenal) underwritten by ASEFA, providing absolute peace of mind regarding the building's structural quality and safety. For more information or to arrange an advisory meeting, please do not hesitate to contact us without any obligation.

Technical Sheet:
Property status: Perfect condition (Brand new)
Net Area: 218.37 m²
Built Area: 284.35 m²
Energy Efficiency Certificate (CEE): B
Energy Consumption: A 24 kWh/m² year
Emissions: A 4 kg CO2/m² year
EEC Registration Number: KM8R9M5KS (Validity: 23.12.2031)
Certificate of Occupancy (Cédula): IN PROCESS
API Number: 881-GI
AICAT Registration Number: 12800 Costa Brava Realty S.L.
Rent-regulated zone: Yes
Large property owner status: Yes
Legal and supplementary information: Building License 2025/11178 (Expiry date: 12.12.2029). In accordance with article 20.1.c) of the TRLGDCU and Real Decree 515/1989, the advertised price does not include taxes or sale expenses unless expressly stated. If the transaction is subject to VAT, the current rate according to Law 37/1992 and, where appropriate, AJD will apply. If the transaction is subject to ITP, it will be settled in accordance with Real Legislative Decree 1/1993 and the tax regulations in force in Catalonia. Notary and registry fees will be paid according to

the official tariff, in accordance with Real Decree 1426/1989 and Real Decree 1427/1989. The buyer will not assume expenses that legally correspond to the seller. The images provided are digitally generated renders for illustrative purposes only, do not constitute a contractual document, and may differ from the actual state of the property.
Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Work category:	New construction	Situation:	Mas Pallí, Calonge, Baix Empordà
Built area:	284 m^2	Useful area:	218 m^2
Condition:	Key handover	Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes
Plot:	1.146 m^2		