



apialia
Costa Brava

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

APIALIA COSTA BRAVA markets the SALE of this exclusive newly built villa in Mas Pallí II, Calonge (Girona) with TOP-QUALITY finishes.

A property that represents contemporary luxury, combining minimalist architecture, advanced technology, and high energy efficiency. Located on a completely flat 1,146 m² corner plot, the home offers maximum privacy, excellent orientation, and great brightness throughout the day. It is situated in a quiet and established residential area, just a few minutes from the beaches of Sant Antoni and Platja d'Aro.

The property has 284.35 m² built, 218.37 m² usable area, and 109.10 m² of terraces, all distributed on a single floor, guaranteeing comfort and a seamless connection between indoor and outdoor spaces.

The daytime area consists of a spacious open-plan living-dining room with an integrated kitchen of 71.92 m², equipped with high-end Santos brand furniture, a multifunctional central island, integrated appliances, and direct access to the garden and terrace.

Price: **1.150.000 €**

The night area features 1 master suite with dressing room, 1 additional suite, 2 double bedrooms, 3 full bathrooms, and 1 guest toilet.

Outside, the property offers an 8 4 m saltwater swimming pool, a 25 m covered terrace, an 84 m panoramic outdoor terrace, and a private garden with integrated landscape design.

Among its qualities are a ventilated porcelain façade, aerothermal system with Airzone, photovoltaic solar panels, aluminium carpentry with thermal break, motorized blinds, stackable and adjustable, full home automation system (lighting, climate control, access, and water consumption), security system with cameras and artificial intelligence, and built-in wardrobes in all bedrooms.

The property includes a garage for 2 vehicles (34 m).

For more information, please do not hesitate to contact us, without any obligation.

*Property condition: In perfect condition

Usable area: 284.35 m

Built area: 218.37 m

Stressed housing area: YES

AICAT registration number: 1331

Registered member no.: 2849

Large Holder condition: YES

**In accordance with article 20.1.c) of the TRLGDCU and Royal Decree 515/1989, the advertised price does not include taxes or purchase costs unless expressly stated otherwise. If the transaction is subject to VAT, the applicable rate under Law 37/1992 and, where appropriate, AJD, will apply. If the transaction is subject to ITP, it will be settled in accordance with Royal Legislative Decree 1/1993 and the tax regulations in force in Catalonia. Notary and registry fees will be paid according to official tariffs, in accordance with Royal Decree 1426/1989 and Royal Decree 1427/1989. The buyer shall not assume costs that legally correspond to the seller.

***Energy Efficiency Certificate: KM8R9M5KS / B - Consumption: 53 B - Emissions: 9 / Valid until: 23.12.2031

CHB: IN PROCESS

It is hereby stated that the images provided are digitally generated renders for illustrative purposes only. They do not constitute a contractual document and may differ from the actual condition of the property. Número API: 0881-GI, número registro: 12800

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