ref. IM-01641



Spectacular 2-apartment villa with pool in the exclusive area of Calonge, Costa Brava

APIALIA COSTA BRAVA EXCLUSIVE

Discover this magnificent detached single-family home with 5 bedrooms and 4 bathrooms, perfect for a large family or those seeking space and privacy when entertaining. Its clever design offers two independent living spaces interconnected by a comfortable internal staircase, providing the perfect balance between conviviality and complete privacy.

Main Floor: Features a welcoming entrance hall, a bright living-dining room connected to a large covered terrace with beautiful mountain views, ideal for al fresco dining, a kitchen, a garage with direct access, and two spacious en-suite bedrooms (one with a dressing room).

Lower Floor: Offers its own living room, a second kitchen, three additional bedrooms, and two full bathrooms (one en-suite). From the living area, you can

Price: **930.000 €**

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access a second large covered terrace/porch, also with mountain views, the perfect spot for your guests or family to enjoy their own private space. This floor also boasts a large, multipurpose space with a practical mezzanine, ideal for use as an extra bedroom, office, or playroom, as it has a completely separate exit. From the living area, you can access a second large covered terrace/porch, also with mountain views.

The outdoor space features a magnificent private swimming pool, perfectly integrated for cooling off and relaxing while enjoying the natural surroundings. In addition, the property includes a closed garage and a private parking space, ensuring maximum parking convenience for everyone. Oil heating.

A unique opportunity due to its versatility, spaciousness, and prime location on the Costa Brava. Contact us to schedule your visit!

Property condition: Good condition
Usable Area: 233 m
Built Area: 334 m
Energy Performance Certificate (EPC / CEE):
Consumption: D 104 kWh/m year
Emissions: D 25 kg CO /m year
EPC Registration Number: 8KDTGBXM9
Occupancy Certificate (Cèdula d'habitabilitat): CHG00911426001
Located in a designated high-demand housing area ("tensioned zone").
Not included in the price: Property Transfer Tax (ITP at the current rate in Catalonia), notary and land registry fees in accordance with standard tariffs.
Fees: Agency management fees are included in the sale price.
Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Villa
Situation:	Paris, Calonge, Baix Empordà	Built area:	334 m^2
Useful area:	233 m^2	Condition:	
Rooms:	5	Bathrooms:	4 bathrooms
Parking:	Yes	Utility room/area:	Yes
Swimming pool:	Yes	Plot:	606 m^2