ref. RDO-Cris1



Recently built detached house in Mas Pere Calonge

APIALIA COSTA BRAVA EXCLUSIVE. Magnificent newly built detached house (2026) located in the Mas Pere residential area, Calonge—a quiet neighborhood featuring newly developed streets and all municipal services.

The property sits on a 425 m² plot and offers 203 m² of built area, comfortably arranged over two floors.

The ground floor comprises an entrance hall, an independent kitchen, a spacious and bright living-dining room with direct access to the porch and garden, and a convenient guest toilet.

The upper floor is dedicated to the sleeping quarters and features three double bedrooms. Two of them share a full bathroom, while the master bedroom is designed as a pleasant en-suite with its own bathroom and walk-in closet. All three bedrooms enjoy direct access to a terrace offering lovely mountain views. The property also includes a closed garage.

Price: **490.000 €**

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The plot offers the potential to build a private swimming pool, completing the outdoor area into an ideal space for relaxation and leisure. Please note that images featuring the pool are AI-generated simulations for illustrative purposes only.

A modern and functional home, perfect both as a primary residence and as a holiday home in Calonge and the Costa Brava.

Property status: New
Usable area: 168.90 m²
Built area: 203 m²
Energy Performance Certificate (EPC):
Consumption: A 13 kWh/m² year
Emissions: A 2 kg CO2/m² year
EPC Registration Number: K87VG8LQW
Certificate of Occupancy: Pending (new build)
API Number: 0881-GI
AICAT Registration Number: 12800 Costa Brava Realty S.L.
Located in a rent-controlled/high-demand area: Yes. Large property holder status: No.
Not included in the price: Property Transfer Tax (ITP - current rate in Catalonia), notary and land registry fees according to official tariffs.
Agency fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Work category:	New construction	Situation:	Calle de Santa Cristina, Calonge, Baix Empordà
Built area:	203 m^2	Useful area:	176 m^2
Condition:	Key handover	Rooms:	3
Bathrooms:	3 bathrooms	Parking:	Yes
Plot:	425 m^2		