ref. GH-12481



PLOT IN MAS PALLÍ II RESIDENTIAL DEVELOPMENT (CALONGE) WITH BASIC PROJECT INCLUDED

APIALIA COSTA BRAVA presents for SALE this plot located in the Mas Pallí II residential development in Calonge, specifically at Carrer Ramon Llull, 4, just a few minutes from the beaches and all amenities of Platja d Aro.
The plot has approximately 25 metres of frontage and 41 metres in depth, offering a good surface area and very practical dimensions for developing a residential project. It has a slight downward slope.
The price includes a basic project with two house proposals, with the option to choose between a 4-bedroom layout, which can subsequently be adapted to your needs and preferences regarding the layout and finishes.
The residential development is fully completed and has been formally accepted by the Town Hall, and all utilities and services are available directly at the plot, making this an excellent opportunity to build a tailor-made home in an established residential area of the Costa Brava.
Its location also offers convenient access to some of the most attractive towns and beaches in the area:

Price: **179.000 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

Approximately 5 minutes from Platja d Aro
Approximately 7 minutes from Calonge
Approximately 8 minutes from Sant Antoni de Calonge
Just a few minutes from the Costa Brava beaches

A plot with a project included, generous dimensions and a strategic location, ideal for those looking to build their own home on the Costa Brava.
Request further information and discover the two available project options.
*Property status: Building plot
Tensioned residential area: YES
AICAT registration number: 1331
Professional registration no.: 2849
Large Property Owner status: YES
**In accordance with Article 20.1.c) of TRLGDCU and Royal Decree 515/1989, the advertised price does not include taxes or purchase and sale expenses, unless expressly stated otherwise. If the transaction is subject to VAT, the applicable rate in force pursuant to Law 37/1992 shall apply and, where applicable, Stamp Duty (AJD). If the transaction is subject to Transfer Tax (ITP), it shall be settled in accordance with Royal Legislative Decree 1/1993 and the tax regulations currently in force in Catalonia. Notary and Land Registry fees shall be paid according to the applicable official fee scales, in accordance with Royal Decree 1426/1989 and Royal Decree 1427/1989. The purchaser shall not assume any expenses that are legally payable by the seller.
***Energy Performance Certificate: Exempt
CHB: Exempt
Some images have been generated using artificial intelligence for illustrative purposes. The layout, materials, furnishings and finishes shown may not correspond to the actual property.Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Plot
Situation:	Calle Ramon Llull, Calonge, Baix Empordà	Condition:	Perfect condition
Plot:	1.025 m^2		

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