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ref. 12328



Villa for sale in Calonge

With top quality finishes in Mas Pallí II, Calonge

APIALIA COSTA BRAVA is pleased to offer for sale this exclusive new villa located in Mas Pallí II, Calonge (Girona), featuring high-end finishes.

This property embodies contemporary luxury, combining minimalist architecture, cutting-edge technology, and high energy efficiency. Nestled on a flat, corner plot of 1,146 m², the house offers maximum privacy, ideal orientation, and exceptional natural light throughout the day. It is situated in a quiet, established residential area, just minutes from the beaches of Sant Antoni and Platja d'Aro.

The house boasts 284.35 m² of constructed area, 218.37 m² of living space, and 109.10 m² of terraces, all on one level, ensuring comfort and a seamless transition between indoors and outdoors.

The living area comprises a spacious open-plan living and dining room of 71.92 m² with an integrated kitchen, equipped with high-end Santos furniture, a

Price: **1.150.000 €**

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St. Antoni de Calonge · Girona

multifunctional central island, built-in appliances, and direct access to the garden and terrace. The sleeping area includes a master suite with a dressing room, an additional suite, two double bedrooms, three full bathrooms, and a separate WC.

Outside, the house offers an 8 x 4 m saltwater swimming pool, a 25 m² covered terrace, an 84 m² panoramic outdoor terrace, and a private landscaped garden.

Among its features are a ventilated porcelain facade, an Airzone aerothermal system, photovoltaic solar panels, thermally broken aluminum window and door frames, motorized, retractable, and adjustable blinds, a complete home automation system (lighting, air conditioning, access, and water consumption), a security system with cameras and artificial intelligence, and built-in closets in every room.

The property includes a two-car garage (34 m²).

For more information, please feel free to contact us; no obligation. Building Permit 2025/11178 - Expiry: 22/12/2029

* Property Status: Under Construction
Applicable Taxes Not Included in Sale Price (Property Tax or VAT + AJD): According to the current rate
Notary and Registration Fees Not Included in Sale Price: According to the applicable rates

Please note that the images provided are digital renderings for illustrative purposes only. They do not constitute a contractual document and may differ from the actual condition of the property.

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
Condition:	Start of Construction	Bedrooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes
Plot:	1.146 m^2		