

€2,100,000 House / Villa - For sale

## New build 4 Bedroom house / villa with 48m<sup>2</sup> terrace for sale in Calonge, Costa Brava

Spain » Costa Brava » Calonge » 17251

<b>4</b>	<b>5</b>	<b>387m<sup>2</sup></b>	<b>2,237m<sup>2</sup></b>	<b>48m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



Contact us today for more information or to arrange a viewing

+34 872 025 008 • platjadaro@lucasfox.es • lucasfox.com • Avinguda Castell d'Aro 42, Girona, Spain

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### OVERVIEW

## A new development of Houses / Villas for sale in Calonge, Costa Brava

Lucas Fox presents this villa in an exclusive new build development that is committed to a contemporary design, with large glass surfaces and panoramic views, which it combines with great energy efficiency with a class A rating.

We are in front of the third house, number 24, which sits on a 2,237 m<sup>2</sup> plot, with a constructed area of 387 m<sup>2</sup> and a 48 m<sup>2</sup> covered terrace.

On the ground floor is the two-sided infinity pool with saline chlorination system and underwater lighting. On the same 195 m<sup>2</sup> floor there is a very bright 32 m<sup>2</sup> living room with sea views and three double bedrooms with their full bathrooms.

On the main floor of a total of 191 m<sup>2</sup> we find an entrance hall. Next, there is the very bright 35 m<sup>2</sup> living room with views of the sea and the 36 m<sup>2</sup> kitchen of Arredo3 Italian design with wooden furniture to choose between different shades.

On that same floor we find a 24 m<sup>2</sup> bedroom with its complete bathroom, the machine room, the laundry room and a guest bathroom. The floor is completed with a 40 m<sup>2</sup> garage for two cars.

As for its qualities, the included appliances are from the Siemens brand such as the pyrolytic oven, the induction hob, microwave, integrated refrigerator, integrated freezer, integrated dishwasher and a white Pando brand ceiling hood.

The property benefits from a Rehau brand underfloor heating heating system, production of heating and domestic hot water through a Mitsubishi brand boiler and ducted air conditioning with a thermostat on each floor.

The minimalist aluminum windows are sliding and are embedded in the floor and have profiles with thermal break and great insulation capacity with double laminated glazing with chamber and argon gas.

In the bathroom, they are equipped with furniture from the Affini Bath brand with a Solid Surface countertop and built-in sink. You can choose the color of the furniture. The sink faucets are from the Rovira Link brand with a chrome finish. The shower trays are made of white Aquabella.



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Swimming Pool, Parking, Heating,  
Air conditioning

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In the night area, wooden floors will be included, while in the day area, porcelain stoneware flooring. There is the option of installing a lift that communicates the two floors of the property .

It is a fabulous opportunity to acquire a new build property on the Costa Brava, do not hesitate to contact us for more information and to arrange a visit.

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