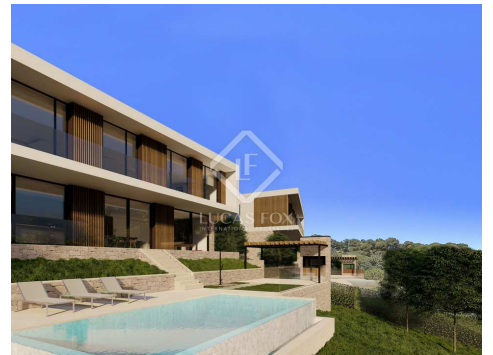
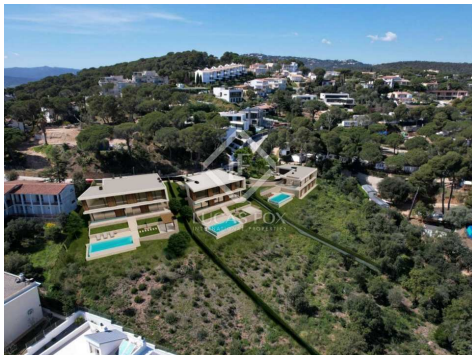


€2,200,000 House / Villa - For sale

## New build 4 Bedroom house / villa with 34m<sup>2</sup> terrace for sale in Calonge, Costa Brava

Spain » Costa Brava » Calonge » 17251

<b>4</b>	<b>5</b>	<b>338m<sup>2</sup></b>	<b>2,000m<sup>2</sup></b>	<b>34m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



Contact us today for more information or to arrange a viewing

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### OVERVIEW

**New build villa with spectacular views of the Mediterranean, 5 minutes from Platja d'Aro and 8 minutes walk from the beach. Estimated delivery date: summer 2025.**

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 second house, number 22, which sits on a 1438 m<sup>2</sup> plot, with a constructed area of 337 m<sup>2</sup> and a 33 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 main floor of a total of 161.72 m<sup>2</sup>, we find an entrance hall. Next, the 55 m<sup>2</sup> living room is presented, very bright and with views of the sea, as well as the 27 m<sup>2</sup> kitchen of Arredo3 Italian design with wooden furniture to choose between different tones. On that same floor we find two complete bathrooms, a 21 m<sup>2</sup> multipurpose room and a laundry room.

On the first floor, we have the 20 m<sup>2</sup> main bedroom with its double bathroom, two 13 m<sup>2</sup> bedrooms with a shared full bathroom and a 19 m<sup>2</sup> bedroom with its own full bathroom. On that floor, there is a 45 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 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.



[lucasfox.com/go/pda43345](https://lucasfox.com/go/pda43345)

Swimming Pool, Parking, Heating,  
Air conditioning

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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.

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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