



### **Detached house with pool for sale in Urb. Sant Quirze - Calella.**

*Come and discover your new home in Calella!*

Discover your new home in the "Sant Quirze" Urbanization in Calella!

This impressive detached single-family home, located in the prestigious Urb. Sant Quirze, offers a space of luxury and comfort on a generous plot of 803 square meters. It is located 1.8 km from the sea.

The house, perfectly adapted to the slope of the land, has two floors connected by an elegant interior staircase. The main entrance is located on the first floor, facilitating access and maneuvering of vehicles thanks to a practical flat area and a descending ramp.

On the ground floor, dedicated to the daytime area, you will enjoy a spacious living-dining room with direct access to a charming terrace with a porch, a brand new modern kitchen from the brand SANTOS, a guest toilet, and a laundry room. This floor covers a built area of 85.2 square meters, ideal for your family gatherings and moments of relaxation.

The upper floor, designed as the nighttime area, includes a spacious double bedroom with a dressing room, three additional bedrooms, two bathrooms, a garage, and a hallway. All bedrooms have direct access to the closed terrace with large windows, allowing you to enjoy spectacular views and fresh air. This floor has a built area of 99.3 square meters. The house is equipped with electric blinds and

non-slip stairs.

In total, the property offers a built area of 224 m<sup>2</sup>, of which 124 m<sup>2</sup> are useful living space. Of the 803 m<sup>2</sup> of the plot, about 135 m<sup>2</sup> are occupied by the building, and the rest is dedicated to a beautiful garden.

Calella is a town located in the Maresme region, known for being the main tourist destination on the Costa del Maresme. This city stands out for its cosmopolitan and lively atmosphere, with a typically Mediterranean climate. It is located 50 km from Barcelona, 50 km from Girona, and 6 km from the Montnegre-Corredor Natural Park. Calella offers almost three kilometers of beaches with more than 180,000 m<sup>2</sup> of golden and clean sand, intensely blue waters, and natural areas such as Dalmau Park, Manel Puigvert promenade, Garbí promenade, El Far, and Les Torretes. All this contributes to making Calella a dynamic, modern, and welcoming city.

Don't miss the opportunity to live in this residential paradise. Come and discover your new home in Calella!

Taxes and expenses not included in the price.

Transaction	Sale	Situation	Maresme
Surface area	224 m <sup>2</sup>	Rooms	4
Bathrooms	2 bathrooms , 1 toilet	Parking	Yes
Garage	Yes	Mains gas	Yes
Washing machine	Yes	Utility room/area	Yes
Terrace	10 m <sup>2</sup>	Courtyard	Yes
Garden	400 m <sup>2</sup>	Swimming pool	Yes
Central heating	Yes	Air conditioning	Yes
Plot	803 m <sup>2</sup>	Balcony	Yes

**Price**                    **540.000 €**