



### **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 m2, of which 124 m2 are useful living space. Of the 803 m2 of the plot, about 135 m2 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 m² 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	For sale	Category	Single family house
Municipality	Maresme	Surface area	224 m2
Bedrooms	4	Bathrooms	2 bathrooms , 1 toilet
Parking	Yes	Mains gas	Yes
Washing machine	Yes	Utility room/area	Yes
Terrace	10 m2	Garden	400 m2
Swimming pool	Yes	Central heating	Yes
Air conditioning	Yes	Land	803 m2
Balcony	Yes		

**Price**                **540.000 €**