

Mas 
Barceló Living
Costa Brava | Modular | Residences



Sa Conca beach - Calonge



The environment

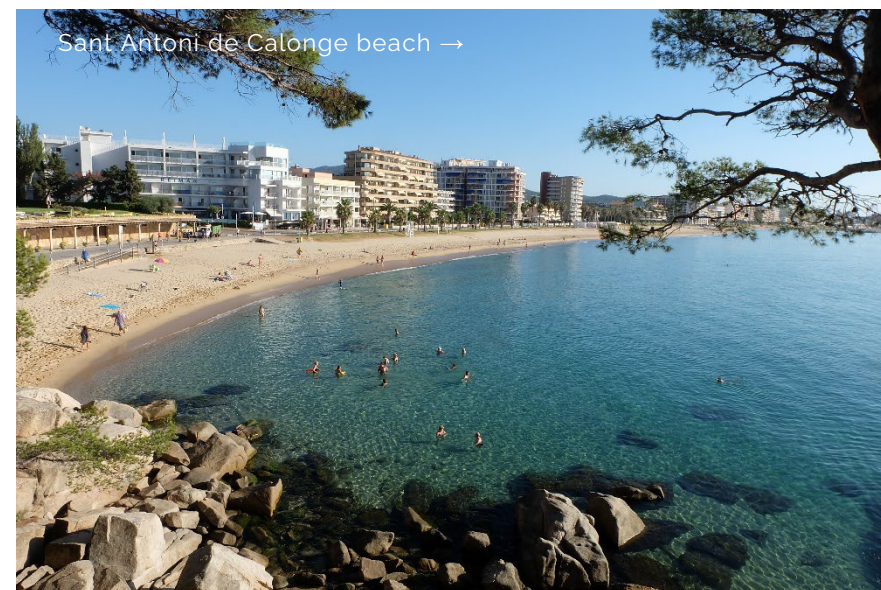
A NATURAL PARADISE IN THE HEART
OF THE COSTA BRAVA, IN THE BAIX
EMPORDÀ.

The population is divided into two distinct areas: a medieval village perched on a hill and a modern resort town along the seafront.

The town centre and original village are situated approximately 4 km inland from the bay of Sant Antoni. The castle of Calonge, with its towers and walls, dates back to the 13th Century.

The modern, coastal part, primarily used for tourism, is known as Sant Antoni de Calonge and is located between Platja d'Aro and Palamós.

✂ **33,57** Km² 📍 **12,316** inhab.



Costa Brava





Distances

EXCELLENT CONNECTIVITY,
BOTH WITH NATURE AND WITH
MODERN CONVENIENCES



Transport

| |  |  |
|---------------------------------|---|---|
| Girona AVE train station | 41,3 km | 40' |
| Girona – Costa Brava Airport | 37,6 km | 33' |
| Perpignan Internacional Airport | 119 km | 1h 41' |
| Barcelona Internacional Airport | 125 km | 1h 33' |



Cities

| | | |
|------------------------|---------|--------|
| Sant Antoni de Calonge | 4,0 km | 5' |
| Sant Feliu de Guíxols | 13,4 km | 15' |
| Girona | 41,0 km | 42' |
| Perpignan | 115 km | 1h 37' |
| Barcelona | 112 km | 1h 23' |



Leisure

| | | |
|--------------------------------------|---------|-----|
| Restaurants and shopping centers | 2,1 km | 5' |
| Sant Feliu de Guíxols Adventure Park | 18,7 km | 20' |
| Gardens of Cap Roig | 19,4 km | 23' |
| Empordà Golf Resort | 26,4 km | 24' |







Fachada jardín

Mas Barceló Living

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Mas Barceló Living is a real estate development consisting of six semi-detached houses with 166 m² of built area and 170 m² of private gardens on plots between 224 and 245 m².

This villa project is located in the prestigious Mas Barceló development, set in a natural setting with spectacular views that connect you with nature. It is just 5 minutes from all amenities and the best beaches of the Costa Brava, ensuring a unique and exclusive experience.

The images shown are as close as possible to the final result of the planned home, and modifications may occur due to technical or legal requirements



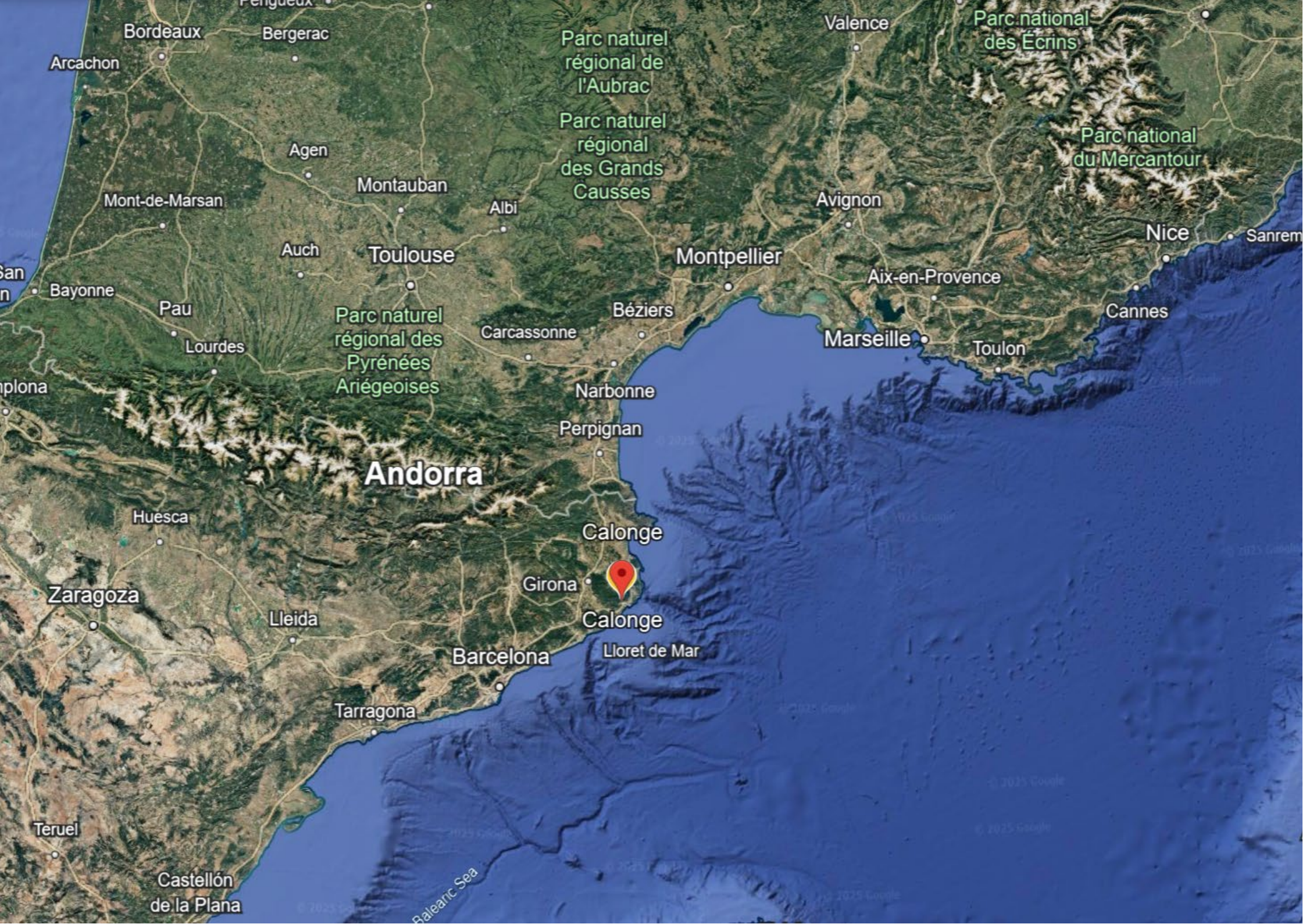
ENVIRONMENT AND DREAM LOCATION

Every architectural detail has been meticulously considered to ensure a truly unique experience.

The villas, with their modern and elegant architecture, are designed to be functional, spacious and bright, capturing the essence of the Mediterranean.

The meticulous selection of high-quality materials allows for the creation of bespoke finishes and the addition of further elements, ensuring that each villa is tailored to the exacting standards of its future residents.





Bordeaux

Bergerac

Valence

Parc national
des Écrins

Arcachon

Parc naturel
régional de
l'Aubrac

Parc national
du Mercantour

Agen

Parc naturel
régional
des Grands
Causses

Mont-de-Marsan

Montauban

Avignon

Bayonne

Auch

Toulouse

Montpellier

Nice

Pau

Parc naturel
régional des
Pyrénées
Ariégeoises

Carcassonne

Béziers

Aix-en-Provence

Cannes

Lourdes

Marseille

Toulon

plona

Narbonne

Andorra

Perpignan

Huesca

Calonge

Zaragoza

Girona

Calonge

Lleida

Barcelona

Lloret de Mar

Teruel

Castellón
de la Plana

Balearic Sea

Sector Mas Barceló – Calonge
Longitud: E3°5'5.28" Latitud: N41°51'30.13"



Pipican

Hotel Mas 1670 Adults
Only Can Barceló
4.7 ★ (171)
3-star hotel

Construccions Estragués

Google

| House ID | Plot sqm | Built sqm | Private garden sqm | Orientation |
|-----------------|----------|-----------|--------------------|-------------|
| MAS BARCELÓ A11 | 243,47 | 166,26 | 169,38 | SE |
| MAS BARCELÓ A10 | 223,99 | 166,26 | 150,50 | SE |
| MAS BARCELÓ A9 | 223,99 | 166,26 | 150,50 | SE |
| MAS BARCELÓ A8 | 223,99 | 166,26 | 150,50 | SE |
| MAS BARCELÓ A28 | 228,54 | 166,26 | 155 | SE |
| MAS BARCELÓ A15 | 223,45 | 166,26 | 150 | SE |

CASA Living

166,26 sqm
(+ 35,27 sqm of parking)

This property is a residence of contemporary architecture, offering spacious areas and multiple amenities. Designed for an exclusive lifestyle, it is situated in a residential area very close to the best beaches of the Costa Brava.

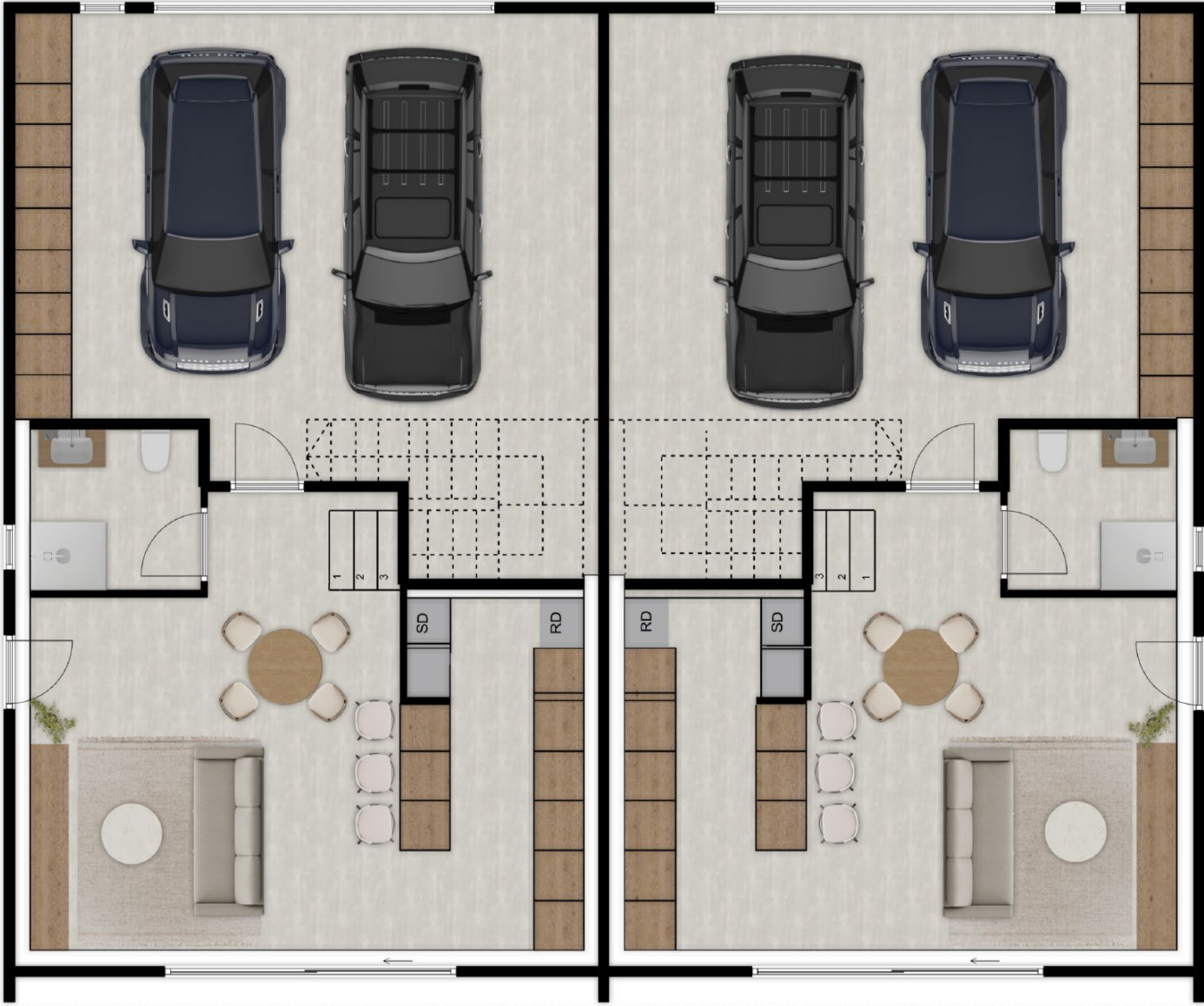
Its two-car box-type garage and garden are noteworthy features. The property features a three-wind exterior with customisation options, including a swimming pool, jacuzzi, solarium, terrace with pergola and/or kitchen exterior with barbecue. Social areas include a lounge-dining room, kitchen with island and pantry.

This home is designed to adapt to the needs and preferences of its inhabitants, while always maintaining an elegant connection and functionality between its different levels.

GROUND FLOOR

Built Area
87,78 sqm

Useful Surfaces
71,16 sqm



Planta Baixa


GROUND FLOOR


Kitchen – dining room


Pantry


Kitchen Island


Toilet


Laundry


2 car Garage


Storage spaces

Built Area
87,78 sqm

Useful Surfaces
71,16 sqm

Opcionales



Outdoor pool



Jakuzzi



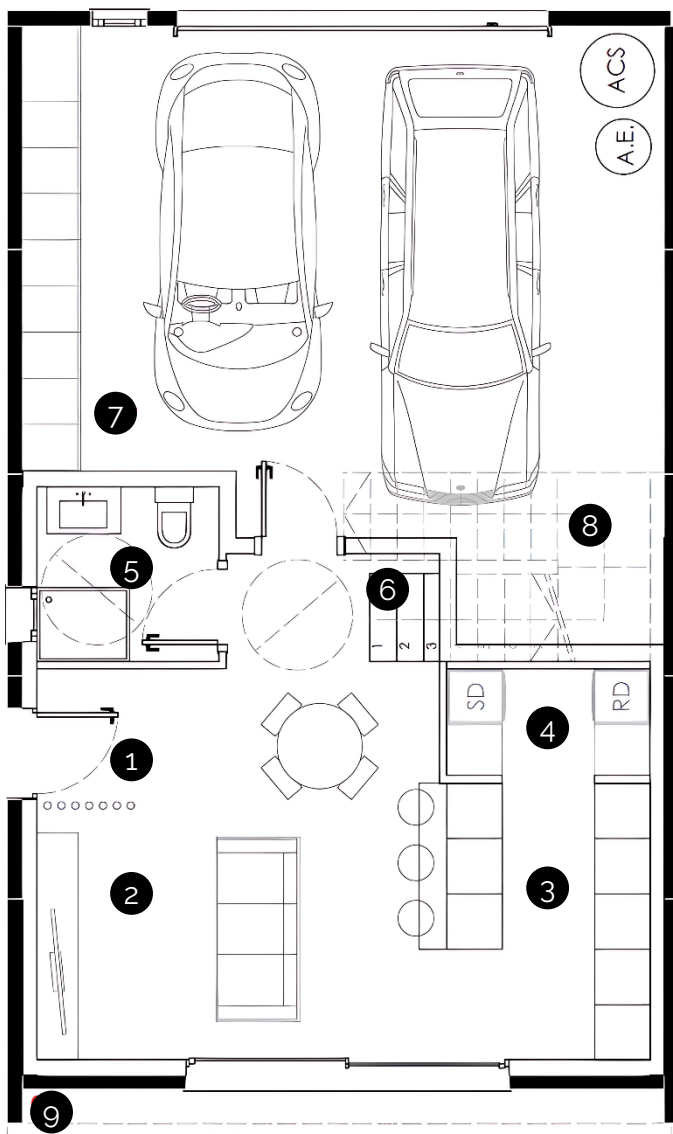
Barbacue



Pergola



Chimney



Characteristics

- 1** • Hallway (2,30 sqm)
- 2** • Living – dining room (17,51 sqm) with fireplace.
- 3** • Kitchen/Dining room (7,50 sqm)
- 4** • Pantry / Laundry (2,55 sqm)
- 5** • Courtesy bathroom (3,73 sqm)
- 6** • Staircase (0,54 sqm)
- 7** • Garage (35,27 sqm)
- 8** • Installation room (4,22 sqm)
- 9** • Open porch (2,54 sqm)

FIRST FLOOR (2 floor plan options)

Built Area
78,48 sqm

Useful Surfaces
65,28 sqm



Planta Primera Opció 1

Opció 2

FIRST FLOOR (option #1)



2 double rooms



1 bedroom suite



Dressing room



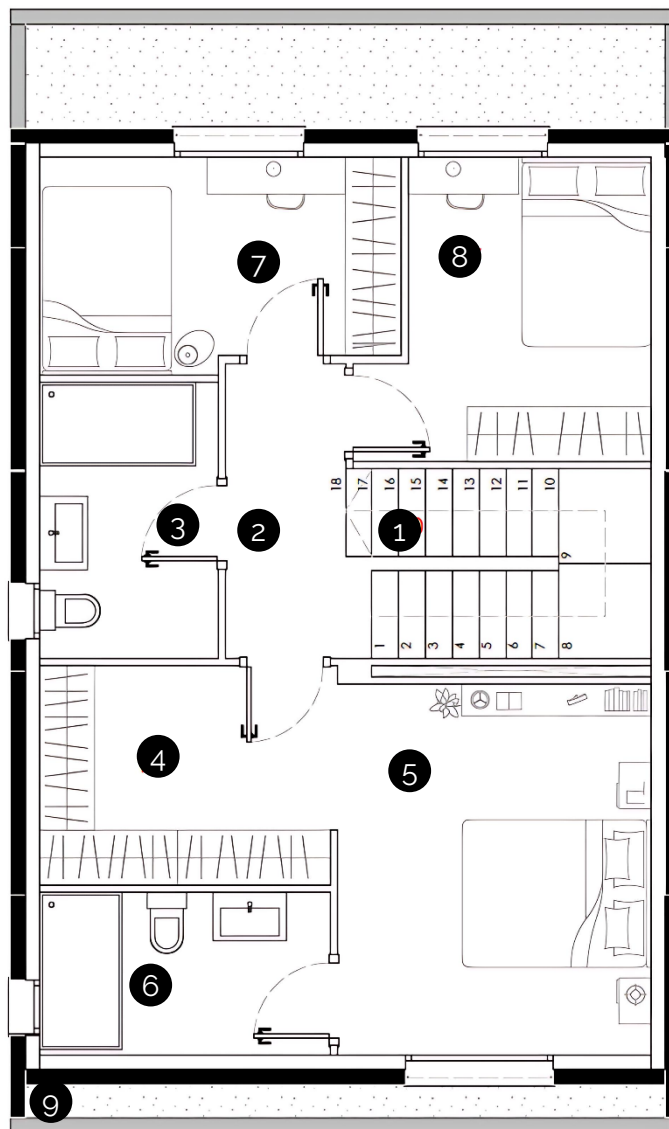
2 Bathrooms



Garden balcony

Built Area
78,48 sqm

Useful Surfaces
65,28 sqm



Characteristics

- 1 • Staircase (7,07 sqm)
- 2 • Distributor (4,27 sqm)
- 3 • Bathroom (5,96 sqm)
- 4 • Dressing room Suite (7,49 sqm)
- 5 • Suite Bedroom (14,13 sqm)
- 6 • Suite Bathroom 1 (5,58 sqm)
- 7 • Room 1 (8,86 sqm)
- 8 • Room 2 (9,38 sqm)
- 9 • Covered porch (2,54 sqm)

PLANTA PRIMERA (opción 2)



2 Suite Bedrooms



2 Dressing rooms



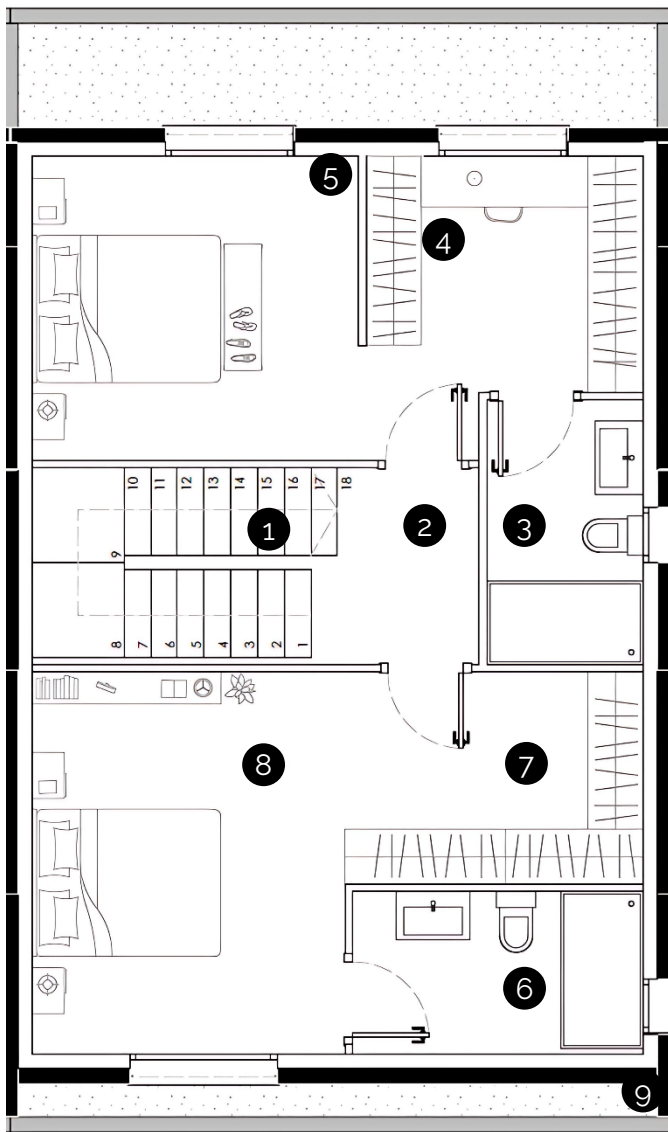
2 Bathrooms



Garden balcony

Built Area
78,48 sqm

Useful Surfaces
65,45 sqm



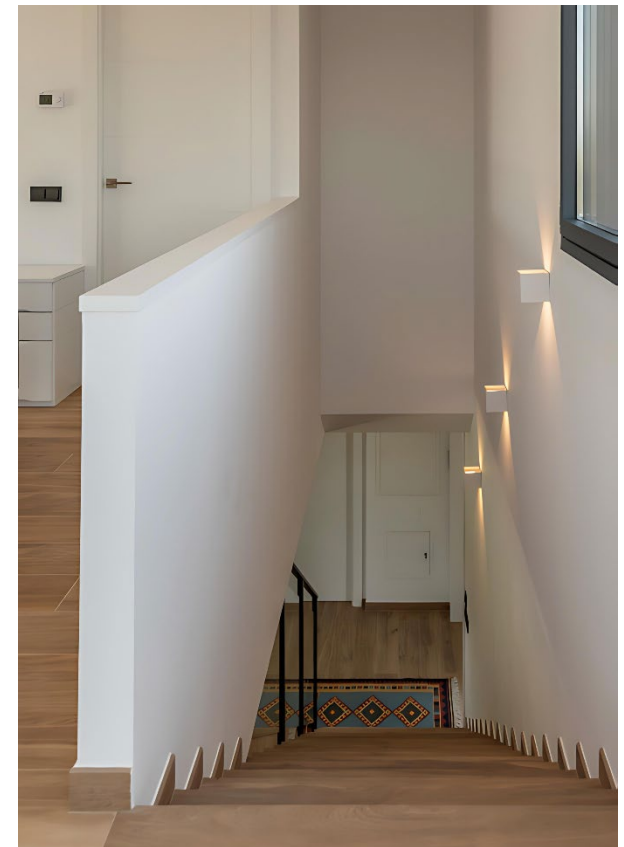
Características

- 1 • Staircase (7,07 sqm)
- 2 • Distributor (3,28 sqm)
- 3 • Suite Bathroom 1 (4,88 sqm)
- 4 • Suite Dressing Room 1 (7,49 sqm)
- 5 • Suite Bedroom 1 (12,76 sqm)
- 6 • Suite Bathroom 2 (5,58 sqm)
- 7 • Suite Dressing Room 2 (7,72 sqm)
- 8 • Suite Bedroom 2 (14,13 sqm)
- 9 • Covered Porch (2,54 sqm)











Modelo Living

Construction in 5 months*

The Living construction model prioritises the design of functional architecture, creating open spaces approved in a high-quality modular construction system that is energy efficient. This guarantees the assembly and completion of the house in just five months.

Additionally, this model allows for the flexibility to change the interior layout of the first floor, as well as the selection of materials and quality of finishes that the client prefers (see model on the next page).

* (after obtaining a municipal license)

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Step 1

Plot's registry at Notary and Building contract signature



Building contract signature

Month #1

Step 2

First floor layout preference and finishing customization



Finishing customization

Month #2

Step 3

Building permit submission at Municipality

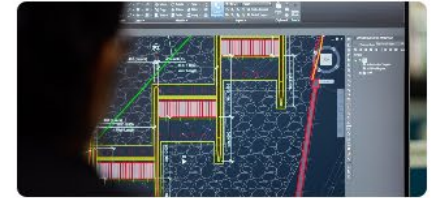


Building permit approval

Month #5

Step 4

Building completion and House registry at Notary



House building completion

Month #10

Ecosystem Living

Vitual Tour



We want you to feel it and live it to the fullest!

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REAL ESTATE
PROMOTION WITH
VALUES

We strategically position our property promotions in the most sought-after areas of the Costa Brava, ensuring that each investment offers optimal value for our clients.



PROJECT
MANAGEMENT AND
TURN-KEY
ARCHITECTURE

We oversee the entire process, from conceptualisation to completion, to ensure a seamless progression..



INTERIOR DESIGN AND
LANDSCAPING

We specialise in creating bespoke environments that reflect your personal style, with a focus on sustainability and harmonious integration with the landscape. We customise our designs with personalised details and finishes to ensure your complete satisfaction.

With the suport of:





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