

# HOUSES PAISÓS CATALANS

2025

SEMI-DETACHED SINGLE-FAMILY HOMES WITH HIGH  
ENERGY EFFICIENCY AND LOW ENVIRONMENTAL  
IMPACT

CALONGE

■ C O R R E D O R M A T Ó ■  
REAL ESTATE & PROPERTY MANAGEMENT  
IMMOBILIÀRIA & ADMINISTRACIÓ DE FINQUES



# INDEX

<b>1-</b>	<b>SITUATION</b>
<b>2-</b>	<b>CONCEPT</b>
<b>3-</b>	<b>QUALITY REPORT</b>
<b>4-</b>	<b>GRAPHIC DOCUMENTATION</b>
<b>5-</b>	<b>INFORMATION</b>

**01.**

# SITUACIÓN



## 7 HOUSES semi-detached houses with gardens

Calonge i Sant Antoni is a municipality in the Baix Empordà region, bordered by the municipalities of Palamós, Forallac, Sant Sadurní de l'Heura, Santa Cristina d'Aro, and finally Castell-Platja d'Aro.

Surrounded by nature, with a vibrant social life and connected to an excellent transport network, Calonge enjoys a privileged location.

The development is located in the Catalan countries sector, on the eastern edge of the municipality. It is next to the municipal sports complex and a 10-minute walk from the historic center.

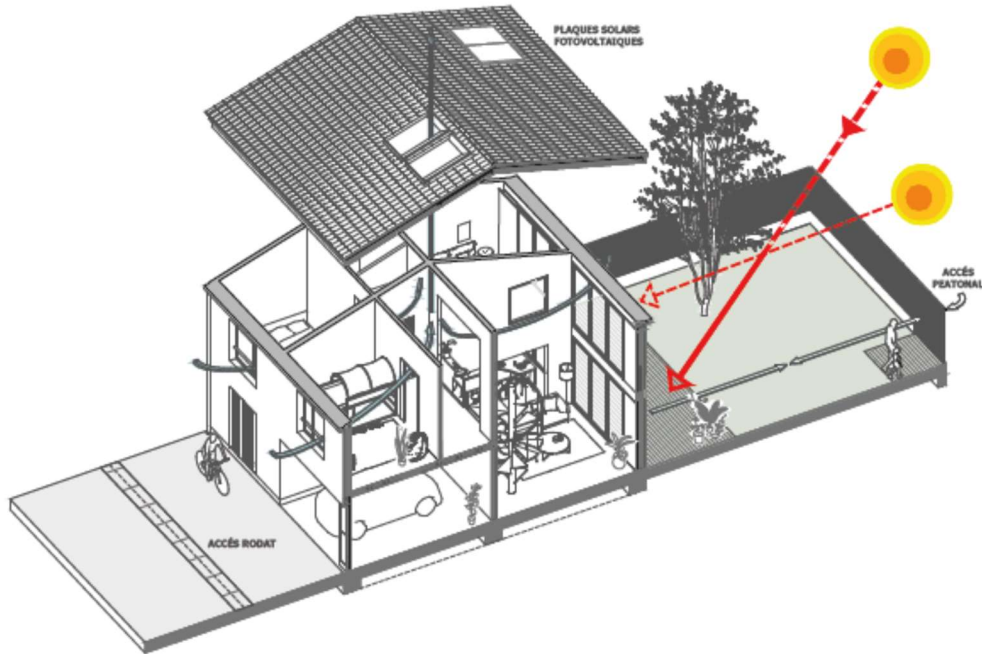
*The project's main objectives are: to achieve a low environmental impact and high energy efficiency. To offer a high-quality product at a competitive cost.*





# 02.

# CONCEPT



**Materials**

Construction using industrialized construction systems and materials. The walls are made of ceramic masonry and the façade is finished with an exterior thermal insulation system (ETICS).

We work with bare, neutral materials, with the aim of maximizing the characteristics of each material and reducing the environmental impact.



**ENERGY EFFICIENCY**

Energy certificate: A Maximum solar radiation capture Maximum thermal insulation Maximum interior inertia



**PROGRAMMATIC FLEXIBILITY**

Espacios funcionales para diferentes programas Mínimos espacios de distribución Máximo volumen interior



**PRIVATE GARDEN**

Large area for gardening



**PERSONALIZATION**

Selection of interior finishes Adaptation of interior layout



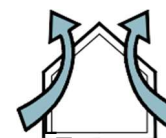
**CONSTRUCTIVE SIMPLICITY**

Industrialized construction systems and materials Wooden structure floors and roof (not visible) SATE façade (Exterior Thermal Insulation System)



**RENEWABLE ENERGY SOURCES**

DHW system with aerothermal energy. Photovoltaic solar panels (optional). Efficient artificial lighting - LED.



**NATURAL LIGHTING AND VENTILATION**

Natural ventilation system Maximum entry of natural light Main spaces on the façade



The ETICS system has several advantages, the most notable being:  
Energy and cost savings: Installing an ETICS is an investment, as it helps us save on energy consumption in the home, thus reducing household bills.

Avoids thermal bridges: One of the basic principles of passive buildings is the absence of thermal bridges. One of the characteristics of the ETICS is its effectiveness in preventing thermal bridges.





#### Efficiency

A significant effort is made to thoroughly insulate homes, minimize thermal bridges, and control the placement of openings to maximize solar radiation and prevent thermal loss. This minimizes lifetime consumption.



#### Layout

The floor plan is an exercise in programmatic efficiency. On the ground floor, connected to the street, are the parking lot, the entrance hall, a bedroom, and a bathroom.

Connected to the garden are the kitchen-dining room and the living room. On the first floor is the sleeping area, with a bathroom and two double bedrooms.

The minimum space possible has been built without sacrificing spatial quality.









**03.**

# QUALITY REPORT



### Bathrooms

The bathroom fixtures will be ROCA. The bathroom cabinets will be complete with 2/3 drawers and Roca single-lever faucets. The shower tray will be extra-flat acrylic.

### Kitchen

The kitchen cabinets will be made with water-repellent MDF countertops and lacquered aluminum drawers with a throat opening system. The kitchen will be equipped with an induction cooktop, extractor hood, electric oven, and microwave from Bosch or Balay. The countertop and kitchen front will be made of synthetic stone (Neolith or Silestone). Up to four door and countertop colors are available.





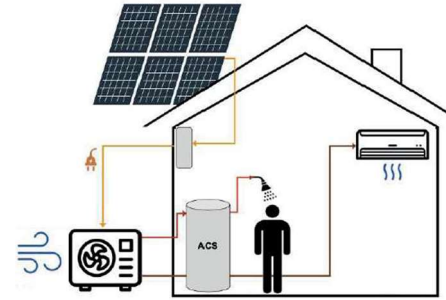
Flooring and wall coverings: Parquet-like ceramic stoneware flooring throughout the ground and first floors (choose from 4 options), with a water-repellent, white lacquered baseboard, as well as the interior woodwork. The bathrooms will be clad with ceramic tiles in neutral tones (choose from 4 options). Walls and false ceilings will be painted with premium-quality smooth white plastic paint, after preparing the substrate, priming, and applying two coats of finish.



#### Partitioning and interior carpentry

All partitions will be drywalled, using laminated plasterboard on metal profiles filled with rock slabs. The interior doors will be plain white, block-type.





**Air Conditioning**

Comprehensive cooling and heating system using split heat pump units, and domestic hot water (DHW) production using a highly energy-efficient aerothermal heat pump. Photovoltaic panel installation is possible. OPTIONAL  
 Ceiling fan coil and distribution system with air duct network and white enameled aluminum diffusion grilles.

**Electrical Installation and Lighting:**  
 Electrical installation in accordance with current regulations. Efelogus 90 lighting systems.

The homes will be delivered with LED lighting in the hall, hallways, bathrooms, and kitchen.

**Drinking Water Supply**

The drinking water supply will comply with current regulations and will be installed with cross-linked polyethylene pipes, a material that improves the installation's durability and efficiency and is chemically neutral.

The installation will include stopcocks in the bathrooms and kitchen, and a main shutoff valve.





#### EXTERIORS

Motorized blinds with stackable and adjustable aluminum slats (Gradhermetic or similar).  
 Flooring made of non-slip stoneware tiles (Greco gres) or concrete (Breinco).

#### EXTERIOR JOINERY

Aluminum joinery with thermal break and concealed frames, CORAZÓN 70 (hinged) and CORAZÓN VISION (sliding), by CORTIZO, with low-emission and solar control glass: 44.1 / 12A / 33.1 BE or equivalent with Alufactory-ALU-SET.  
 Manually operated roof windows with VELUX-type sun protection system. OPTIONAL



# 04. GRAPHIC DOCUMENTATION

**Plant implantation**

**HOUSE 61**

- Surface plot 250,25 m<sup>2</sup>
- Surface occupation 79,00 m<sup>2</sup>
- Surface landscaping 171,25 m<sup>2</sup>
- Surface built 139,70 m<sup>2</sup>
- Surface useful 119,00 m<sup>2</sup>
- Cadastral reference:: -----

**HOUSE 62**

- Surface plot 158,00 m<sup>2</sup>
- Surface 79,00 m<sup>2</sup>
- Surface landscaping 79,00 m<sup>2</sup>
- Surface built 139,70 m<sup>2</sup>
- Surface useful 119,00 m<sup>2</sup>
- Cadastral reference:: -----

**HOUSE 63**

- Surface plot 158,00 m<sup>2</sup>
- Surface occupation 79,00 m<sup>2</sup>
- Surface landscaping 79,00 m<sup>2</sup>
- Surface built 139,70 m<sup>2</sup>
- Surface useful 119,00 m<sup>2</sup>
- Cadastral reference:: -----

**HOUSE 64**

- Surface plot 158,00 m<sup>2</sup>
- Surface occupation 79,00 m<sup>2</sup>
- Surface landscaping 79,00 m<sup>2</sup>
- Surface built 139,70 m<sup>2</sup>
- Surface useful 119,00 m<sup>2</sup>
- Cadastral reference:: -----

**HOUSE 65**

- Surface plot 158,00 m<sup>2</sup>
- Surface occupation 79,00 m<sup>2</sup>
- Surface landscaping 79,00 m<sup>2</sup>
- Surface built 139,70 m<sup>2</sup>
- Surface useful 119,00 m<sup>2</sup>
- Cadastral reference:: -----

**HOUSE 66**

- Surface plot 158,00 m<sup>2</sup>
- Surface occupation 79,00 m<sup>2</sup>
- Surface landscaping 79,00 m<sup>2</sup>
- Surface built 139,70 m<sup>2</sup>
- Surface useful 119,00 m<sup>2</sup>
- Cadastral reference:: -----

**HOUSE 67**

- Surface plot 158,00 m<sup>2</sup>
- Surface occupation 79,00 m<sup>2</sup>
- Surface landscaping 79,00 m<sup>2</sup>
- Surface built 139,70 m<sup>2</sup>
- Surface useful 119,00 m<sup>2</sup>
- Cadastral reference:: -----

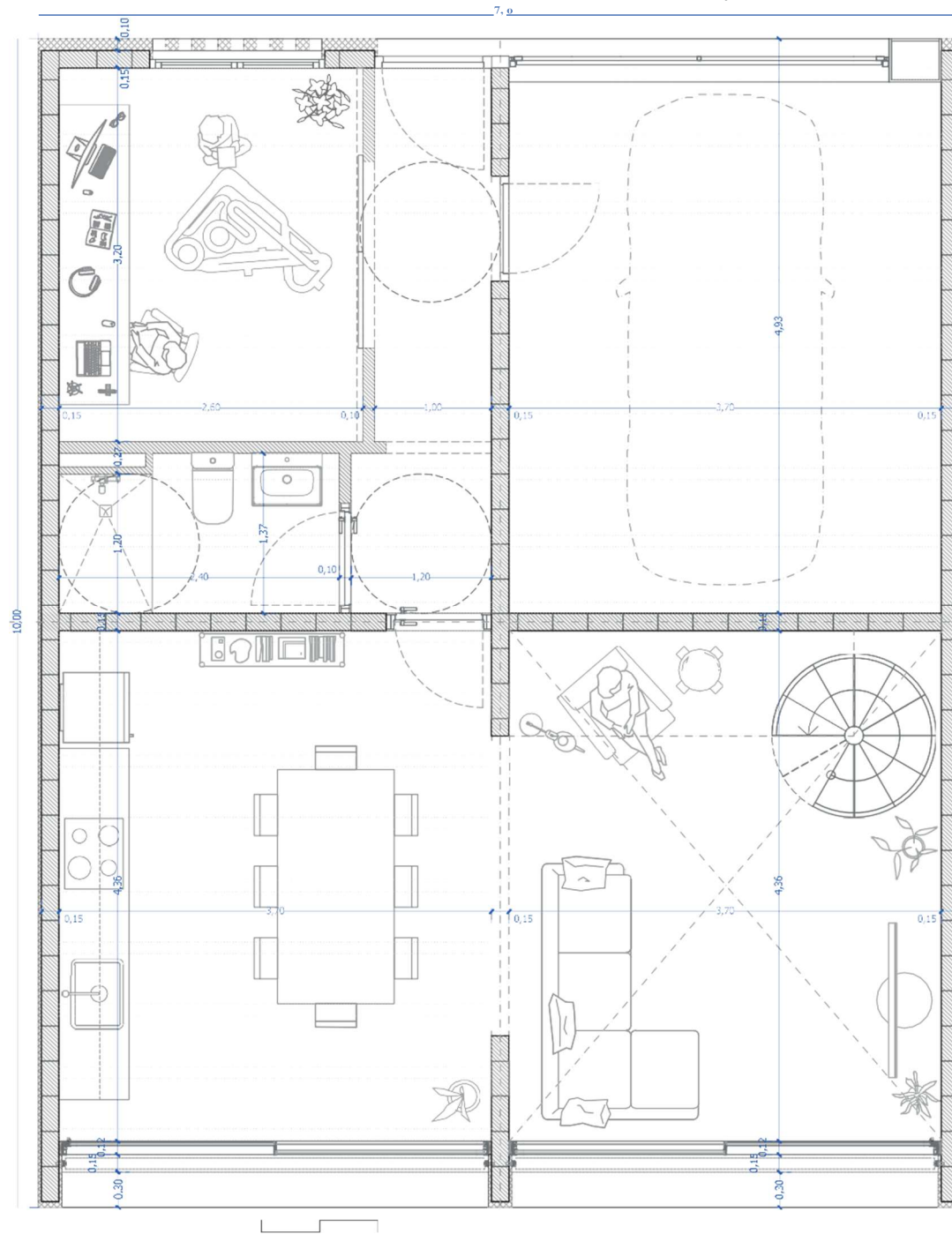




**Ground floor**

Useful surfaces

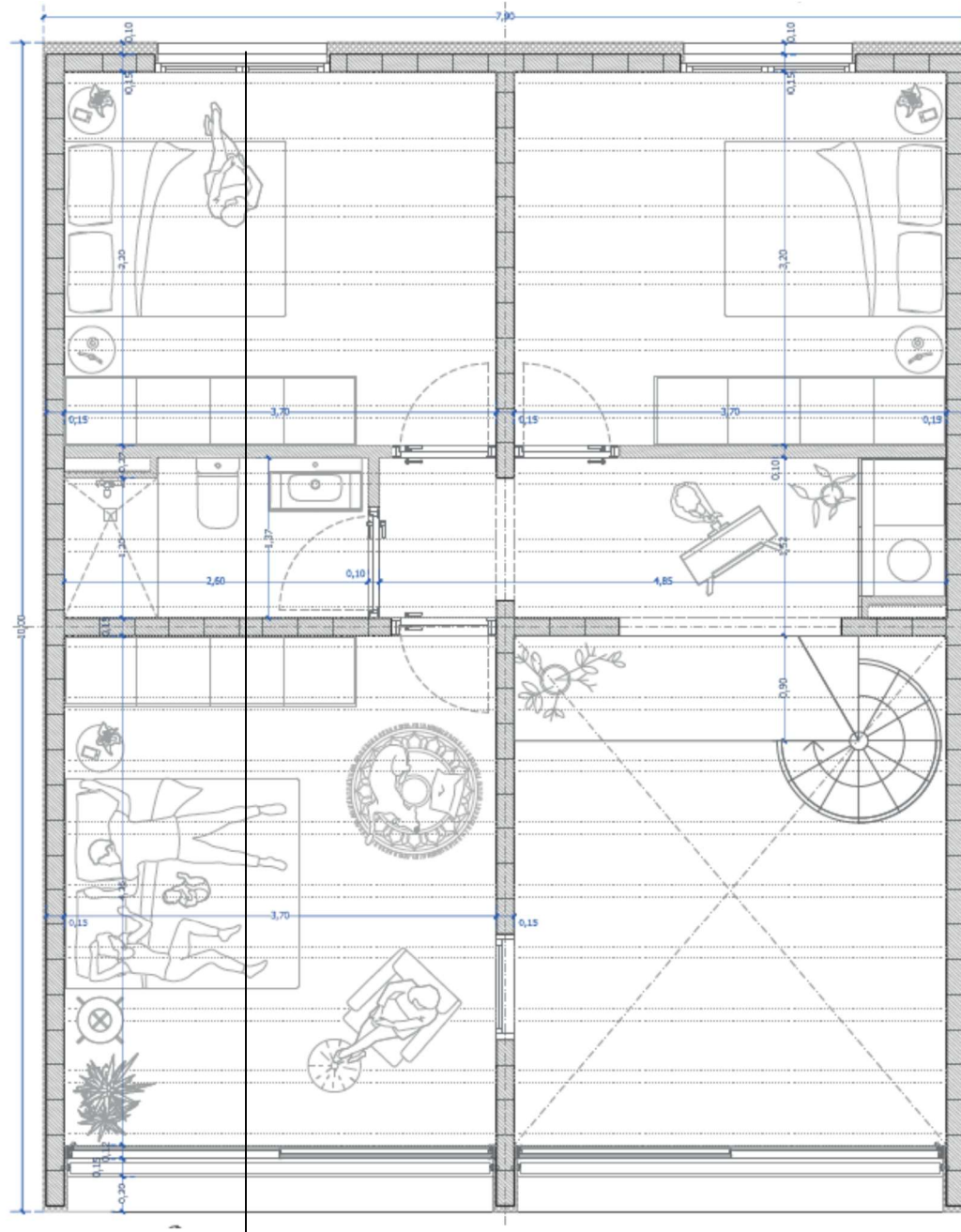
Ground floor.....	66,55 m <sup>2</sup>
Parking.....	17,30 m <sup>2</sup>
Lobby.....	5,05 m <sup>2</sup>
Bedroom 1.....	8,40 m <sup>2</sup>
Bathroom 1.....	3,15 m <sup>2</sup>
Living-Dining-Kitchen.....	32,65 m <sup>2</sup>



**First floor**

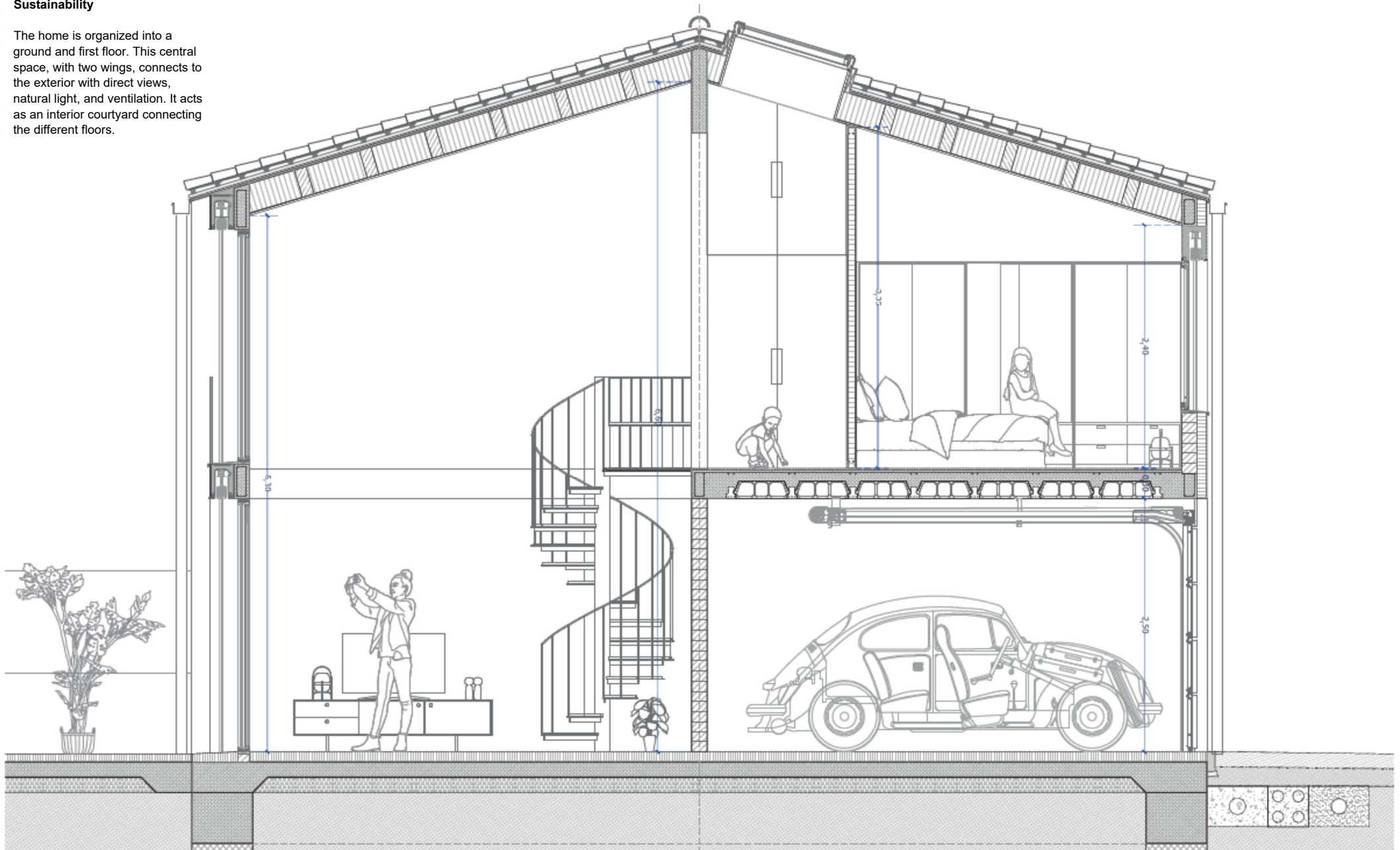
Useful surfaces

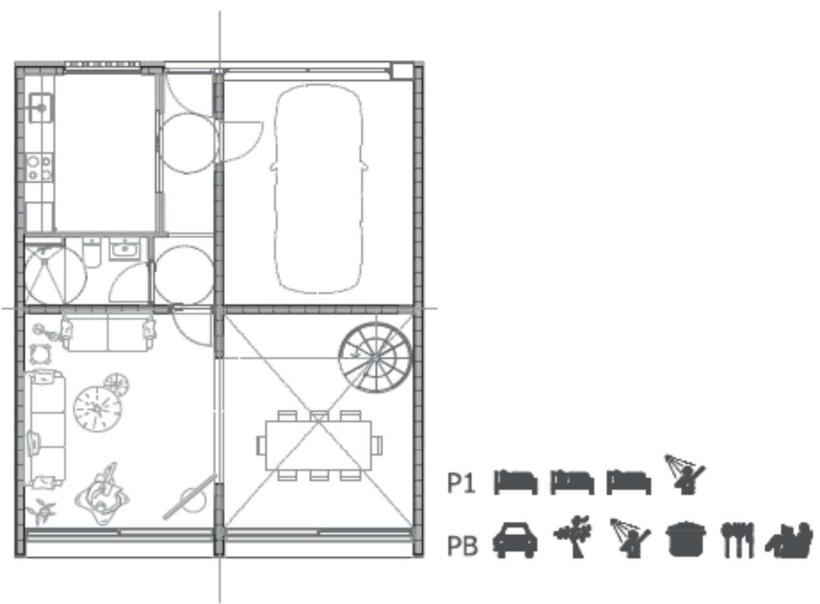
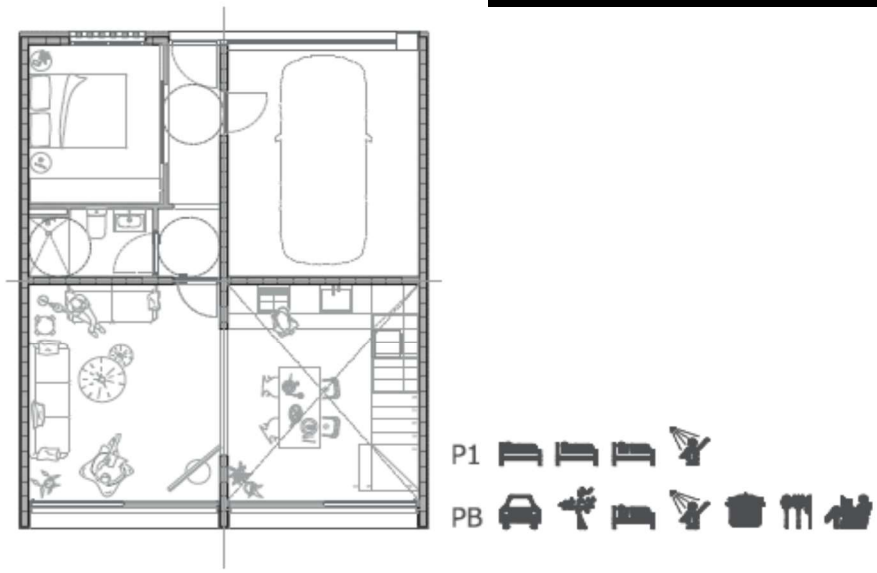
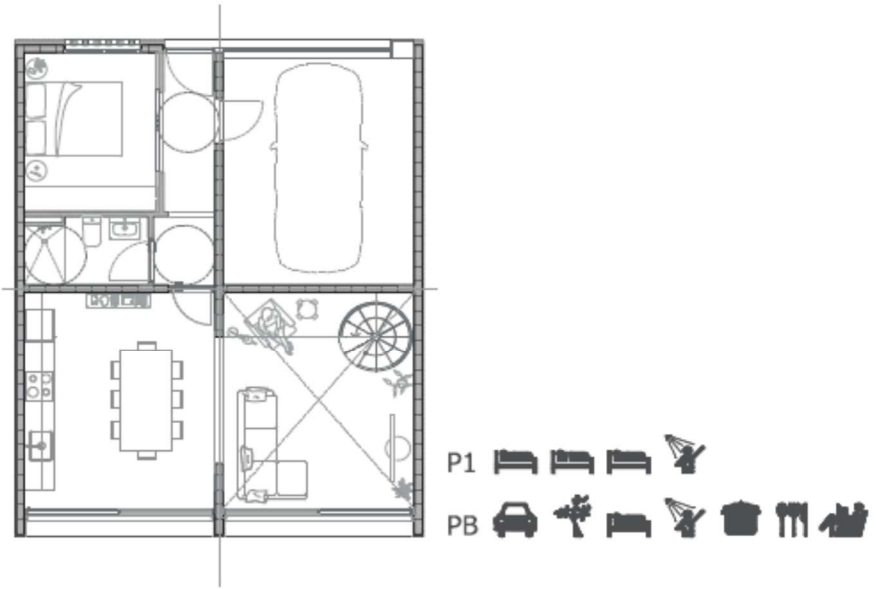
<i>First floor.....</i>	52,45 m <sup>2</sup>
Distributor.....	6,50 m <sup>2</sup>
Bedroom 2.....	16,15 m <sup>2</sup>
Bedroom 3.....	11,85 m <sup>2</sup>
Bedroom 4.....	11,85 m <sup>2</sup>
Bathrooms 2.....	3,45 m <sup>2</sup>
Scale 1.....	2,65 m <sup>2</sup>



### Sustainability

The home is organized into a ground and first floor. This central space, with two wings, connects to the exterior with direct views, natural light, and ventilation. It acts as an interior courtyard connecting the different floors.







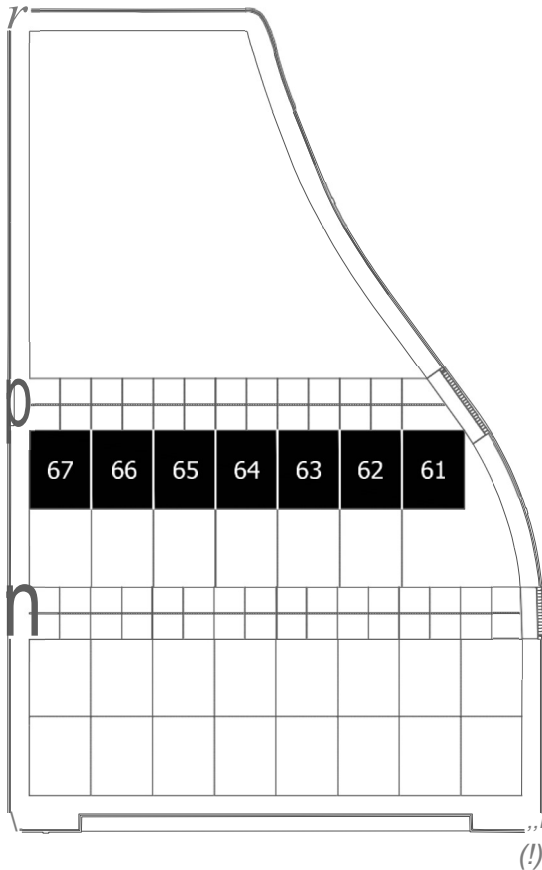
# 05.

# INFORMATION

## FASE 1

7 HOUSES semi-detached houses  
with garden

2025



Selling prices

FROM 410.000 €

Terms of payment

- 1) 1) €9,000 deposit + VAT
- 2) 2) Within 30 days of signing the reservation, a deposit contract for 10% of the total, less the €9,000 deposit.
- 3) 3) With the roof covering the home, a deposit increase of 10% of the total.
- 4) 4) The remaining 80% will be due at the time of the sale.

\*Any of the aforementioned materials that, for reasons beyond our control, are unavailable or cannot be installed will be replaced with one of equivalent quality. It is at the discretion of the Project Management to make modifications to the common elements of the development. The information described in this report and in all attached documents is for guidance only and has no contractual value. All information related to Royal Decree 515/89 is available in our offices.

# ■ C O R R E D O R M A T Ó ■

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