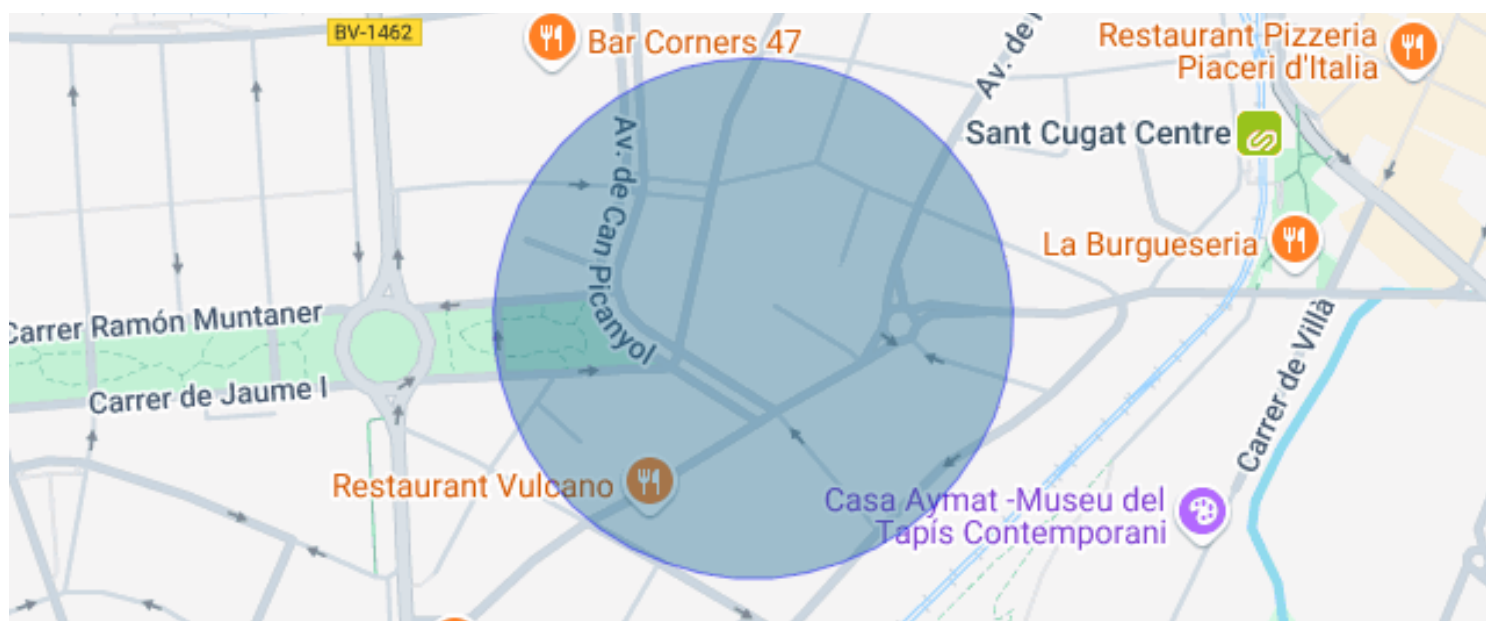




632 SQM LUXURY HOUSE WITH VIEWS FOR SALE IN SANT CUGAT DEL VALLÈS

Sant Cugat del Vallès / Vallès Occidental

Price	€3,250,000	✓ Air conditioning	✓ Pets
Sur. built	632 m ²	✓ Heating	✓ Mountain views
Bedrooms	6	✓ Backyard	✓ Storage
Bathrooms	7	✓ Lift	✓ Furnished
Plot	600 m ²	✓ Parking	✓ Terrace
Energy classification	D	✓ Built in closets	✓ Outside
Energy performance index	109.00 kw h/m ² year		
Emissions rating	C		
Emissions	22.00 co/m ² year		
Year of construction	2008		



Sant Cugat del Vallès / Vallès Occidental

Durán Carasso presents this elegant and spacious detached home, located in one of the most sought-after areas of Sant Cugat, in the prestigious Arxius residential neighborhood. The property stands out for its total privacy, contemporary architecture, and an exceptional location just ten minutes' walk from the train station.

Set on a 600 m² plot, the house has a built area of 632 m² plus 76 m² of terraces, distributed over four floors connected by an internal lift. The interior design blends comfort and functionality with high-quality finishes.

The main floor opens to an impressive double-height living-dining room filled with natural light thanks to its large windows facing the garden. The modern open kitchen, approximately 50 m² in size, features a central island and is fully equipped with top-of-the-line appliances including a steam oven, pizza oven, Asian cooktop, and ceramic hob. From here, there is direct access to an outdoor barbecue area, ideal for enjoying meals al fresco. A stylish guest toilet completes this floor.

On the first floor are four double bedrooms, three of which have en-suite bathrooms, designed to provide maximum comfort and privacy. The fourth bedroom is also ideal as a guest room or home office.

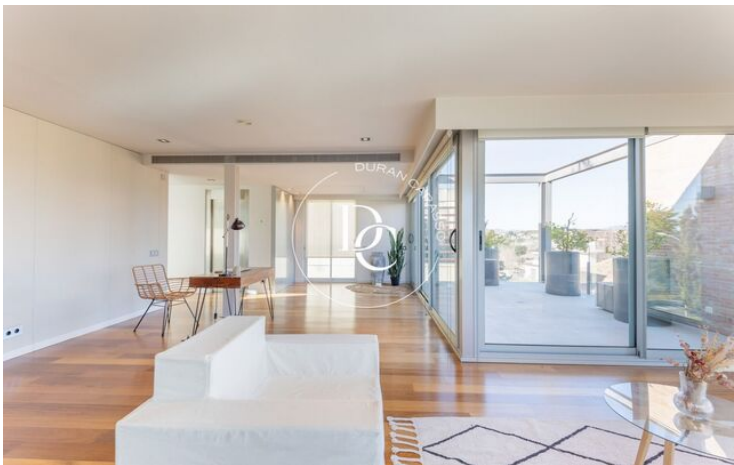
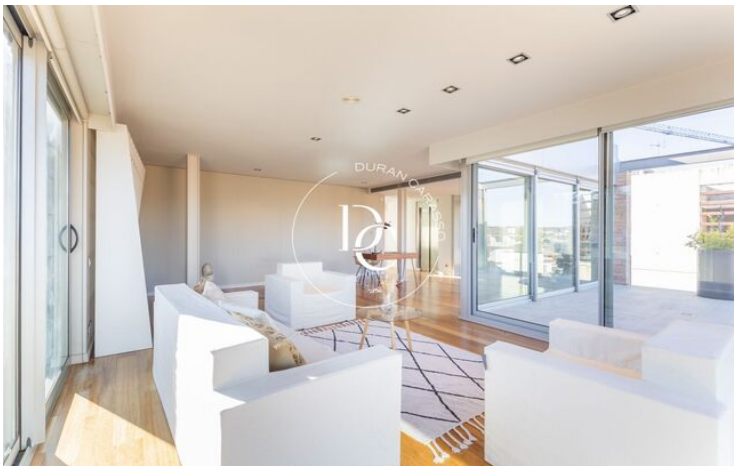
The entire second floor is dedicated to an exclusive master suite, boasting generous dimensions, a private terrace with views of La Mola, and a second living area that opens onto another terrace—creating a perfect retreat for relaxation.

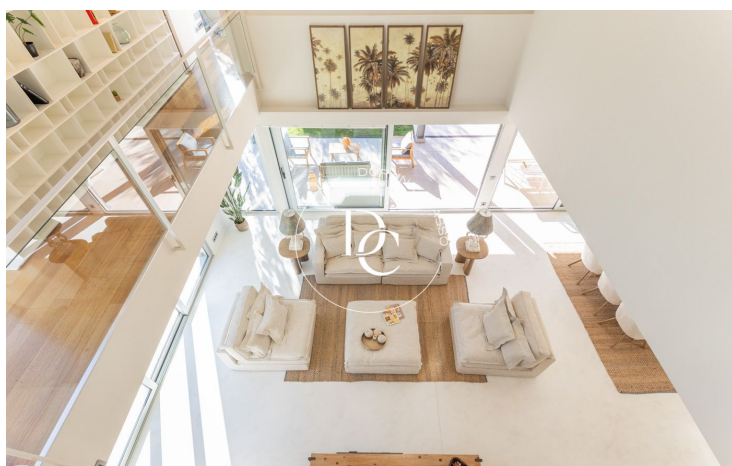
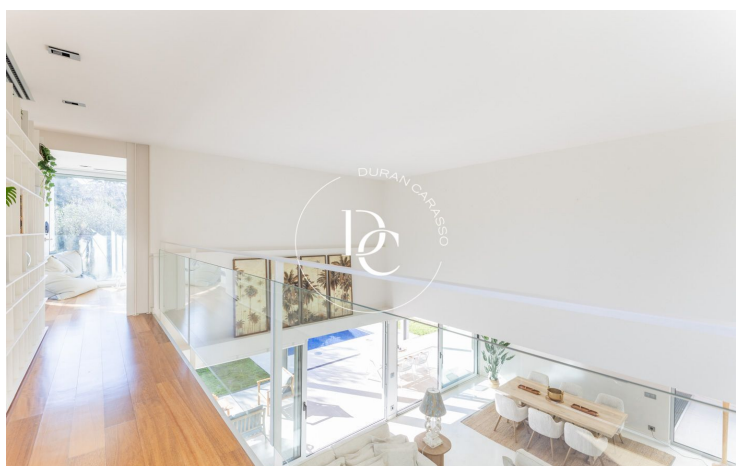
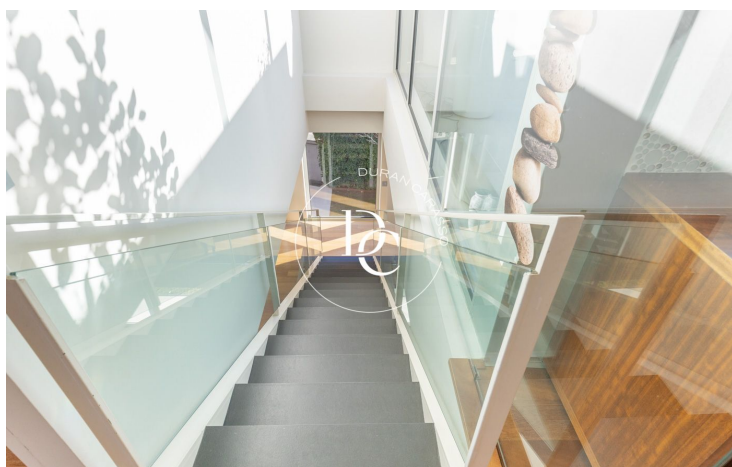
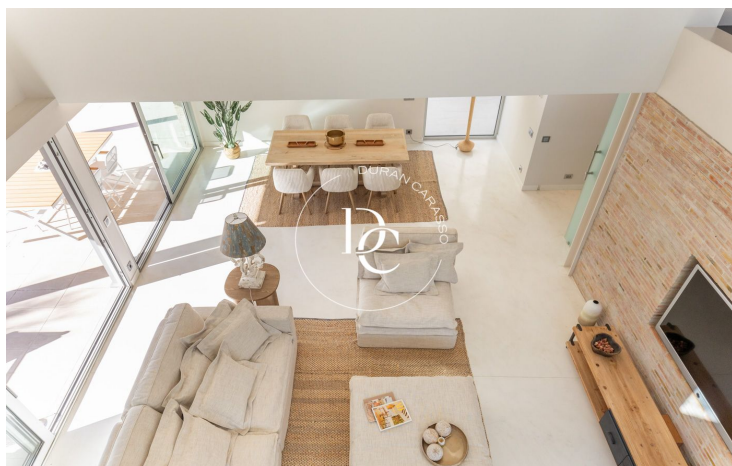
The basement features a multipurpose room ideal as a play area or home cinema, equipped with a projector and screen. It also includes a utility room, pantry, a service bedroom with en-suite bathroom, and a garage with space for four vehicles.

Notable features include an internal lift, Gradhermetic blinds, high-security glass, centralized vacuum system, osmosis system, ducted air conditioning, underfloor heating powered by gas, and solar panels.

A home that offers a refined balance of elegance, comfort, and advanced technology in a prime residential setting.

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Contact us if you want more information or to arrange a viewing.