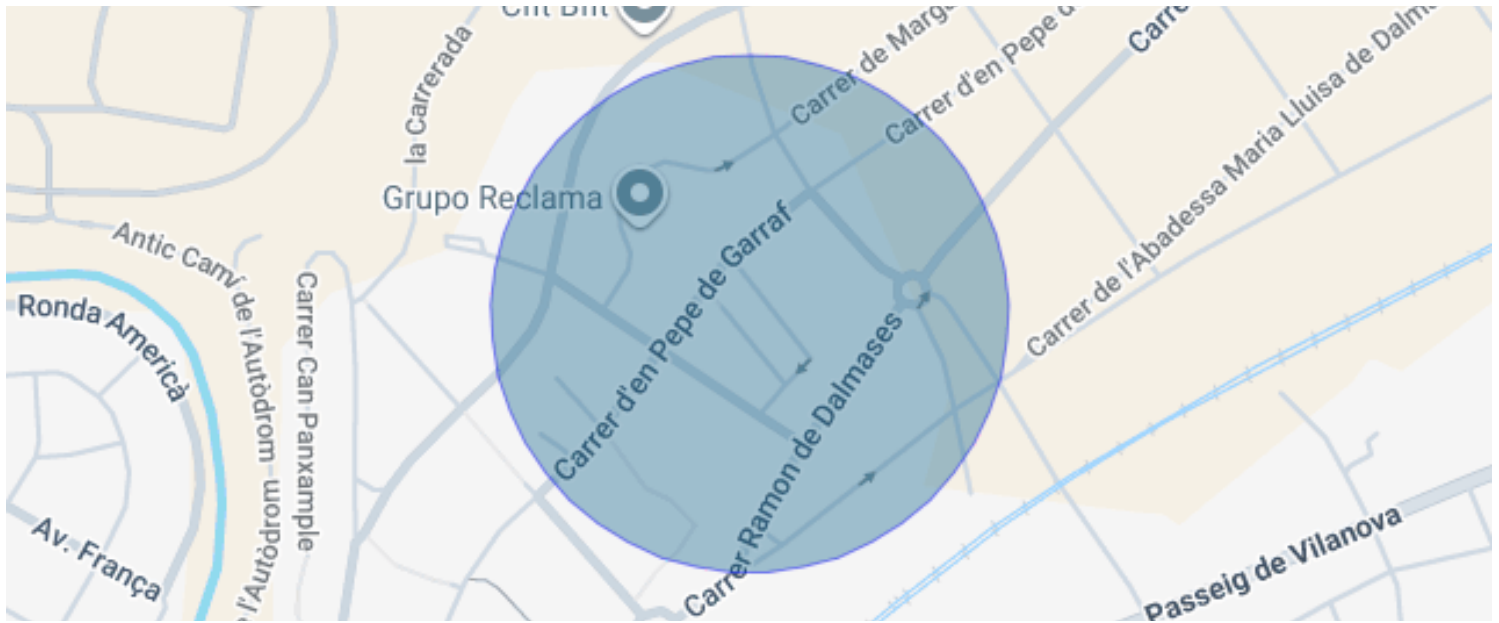




DUPLEX WITH TERRACE AND SEA VIEWS IN CAN PEI, SITGES

Sitges / Garraf

Price	€740,000	✓ Air conditioning	✓ Heating
Sur. built	125 m²	✓ Sea views	✓ Lift
Bedrooms	3	✓ Terrace	✓ Balcony
Bathrooms	3	✓ Built in closets	✓ Outside
Energy classification	B		
Energy performance index	38.00 kw h/m² year		
Emissions rating	B		
Emissions	6.00 co/m² year		
Year of construction	2023		
Floor	2		



## Sitges / Garraf

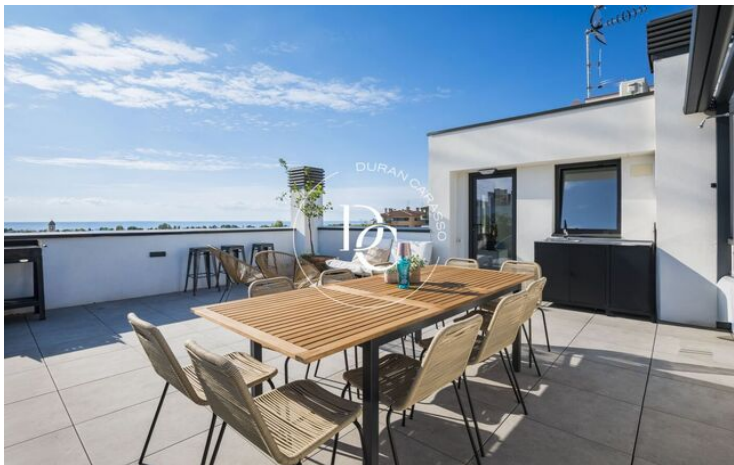
Duran Carasso is pleased to present this spectacular duplex penthouse of 125 m<sup>2</sup> built plus a 46 m<sup>2</sup> chill-out terrace with a motorized awning and open sea views, located in the sought-after residential area of Can Pei. This is a building with an elevator, recently constructed (2023), which stands out for its brightness, excellent orientation, and large outdoor spaces.

The property, located in a building with only four neighbors on a quiet street, boasts high-quality finishes and modern equipment including an aerothermal system, premium interior carpentry, double glazing, electric shutters, and zoned central heating, ensuring maximum comfort and energy efficiency.

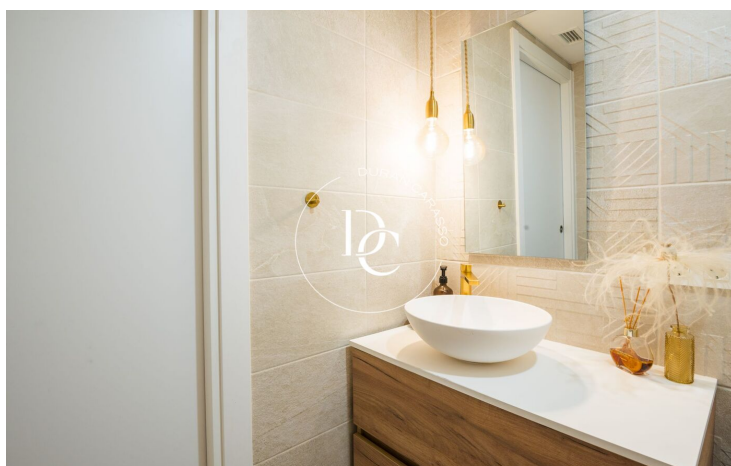
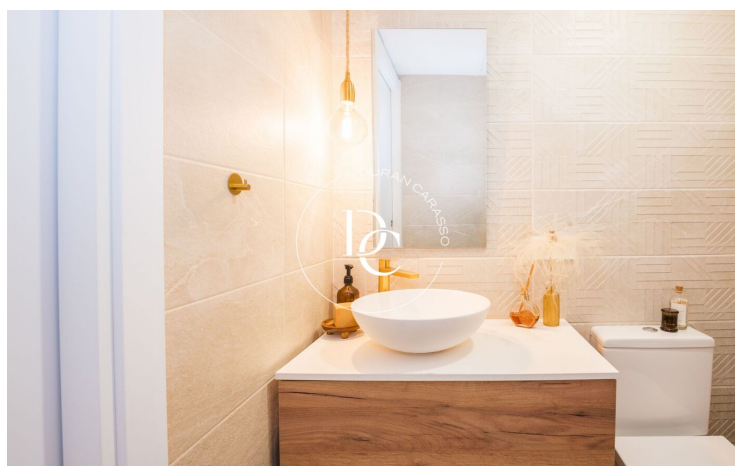
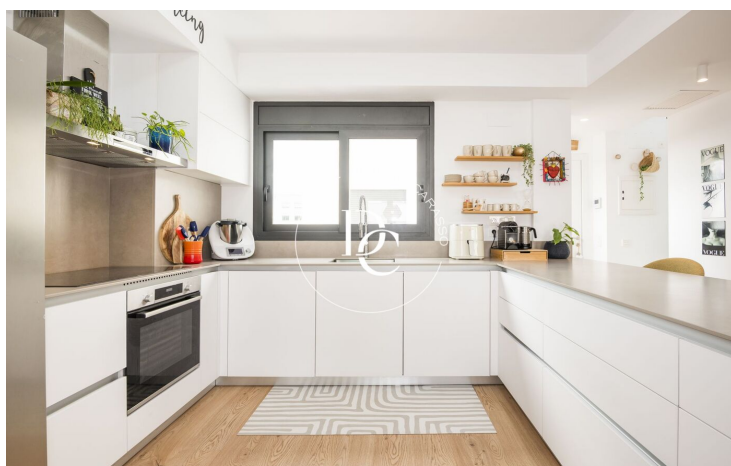
The home is distributed over three floors. On the main floor, there is a spacious living-dining room with an open-plan kitchen and access to a balcony, as well as a guest toilet. The lower floor hosts the night area with three bedrooms: two doubles, one of them en suite, both with access to a balcony, and a third single bedroom, along with two full bathrooms. On the upper floor is the large solarium terrace, equipped with a summer kitchen and barbecue, perfect for enjoying the Mediterranean climate and the spectacular sea views.

The location is unbeatable: just 2 minutes on foot from Maria Osso School and 5 minutes by car from the main international schools in the area. In addition, it offers excellent road and highway connections, being only 15 minutes from Barcelona airport and about 30 minutes from the city center.









The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

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

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