



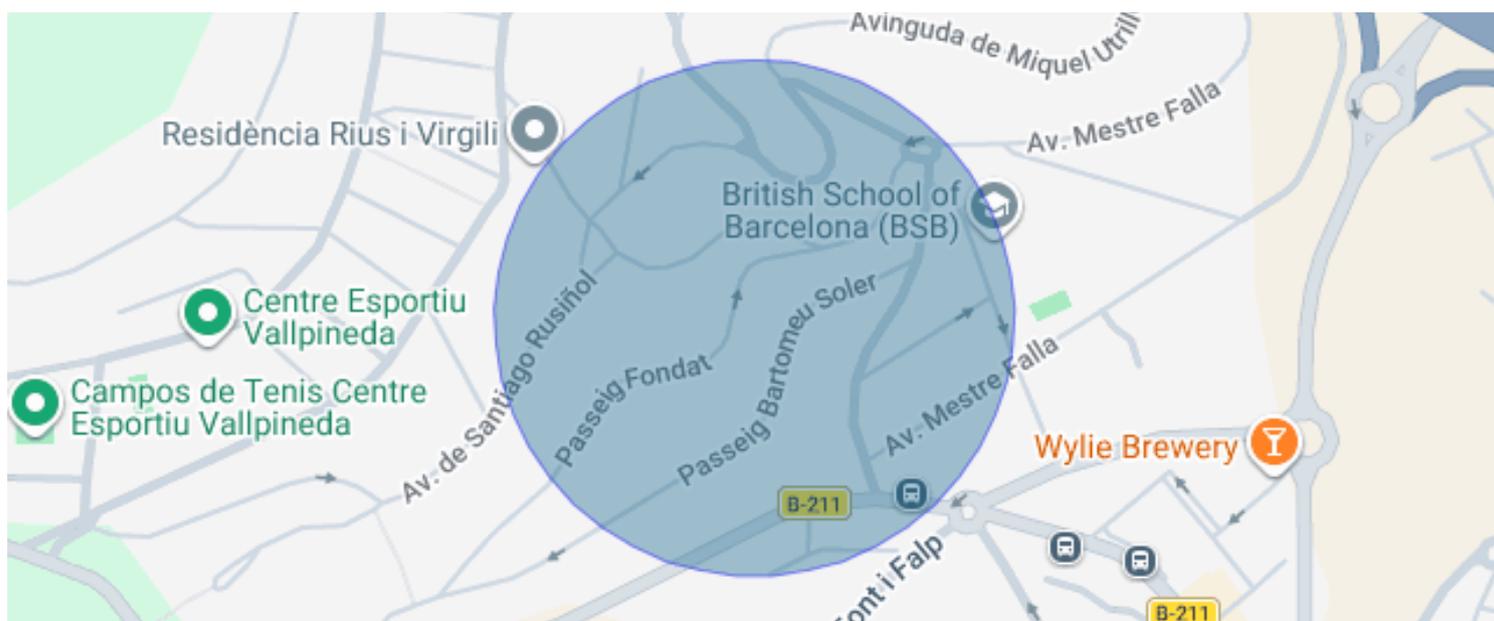
## 220 SQM LUXURY HOUSE WITH POOL AND VIEWS FOR SALE IN SITGES

Sitges / Garraf

**Price** €1,550,000

Sur. built	138 m <sup>2</sup>
Sur. util	110 m <sup>2</sup>
Bedrooms	4
Bathrooms	3
Plot	600 m <sup>2</sup>
Energy classification	G
Energy performance index	336.00 kw h/m <sup>2</sup> year
Emissions rating	F
Emissions	70.00 co/m <sup>2</sup> year
Year of construction	1977
Floor	bj

- ✓ Pool
- ✓ Heating
- ✓ Backyard
- ✓ Parking
- ✓ Outside
- ✓ Air conditioning
- ✓ Sea views
- ✓ Fireplace
- ✓ Terrace



## Sitges / Garraf

Exclusive detached house located in the Vallpineda urbanization with a private pool and garden. The house will be delivered fully renovated and ready to move into, and features 4 bedrooms (one en suite) and 3 bathrooms. The plot measures 569 m<sup>2</sup> and the house 172 m<sup>2</sup>.

The house is distributed over 3 floors:

- On the main floor, there is a spacious living-dining room with abundant natural light, a separate kitchen with contemporary lines and integrated appliances, featuring modern finishes and high-quality materials. Also on this floor is an en suite bedroom with a private bathroom and direct access to a first terrace.
- The upper floor has two additional bedrooms, a full bathroom, and a large private terrace offering excellent sea views.
- In the basement, located at garden level, there is an additional bedroom, a full bathroom, and a large multipurpose room ideal as a guest area, office, gym, or leisure space, with direct access to a third terrace.

The exterior is one of the property's greatest distinguishing features. The garden has been completely renovated, combining green spaces with relaxation areas. The private pool

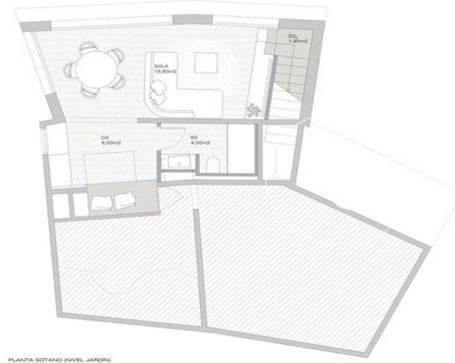
offers an exclusive space to enjoy the Mediterranean climate year-round. Its south-facing orientation provides sunshine throughout the day, making the exterior a true extension

of the home.

The comprehensive renovation includes aluminum exterior joinery with thermal break, AC5 parquet flooring in main areas, contemporary ceramic tiles in

the kitchen and bathrooms, white lacquered doors, integrated LED lighting, and a climate control system that guarantees thermal comfort in all seasons.

Live where you deserve to live



VIVIENDA UNIFAMILIAR AISLADA  
Pasaje Fondat 36 Sigeo

Superficies	m <sup>2</sup>
Planta sótano (fachada nivel jardín)	42,00
Planta baja	88,00
Planta primera	42,00
TOTAL	172,00

PLANTA SÓTANO (NIVEL JARDÍN)  
E 1:50

MAAC<sup>IN</sup> ARQUITECTURA  
ENERO 2024



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Pasaje Fondat 36 Sigeo

Superficies	m <sup>2</sup>
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PLANTA PRIMERA  
E 1:50

MAAC<sup>IN</sup> ARQUITECTURA  
ENERO 2024



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Pasaje Fondat 36 Sigeo

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PLANTA BAJA  
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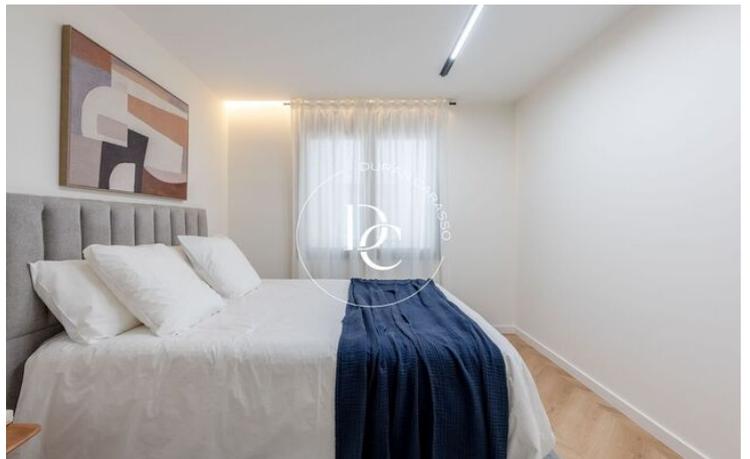
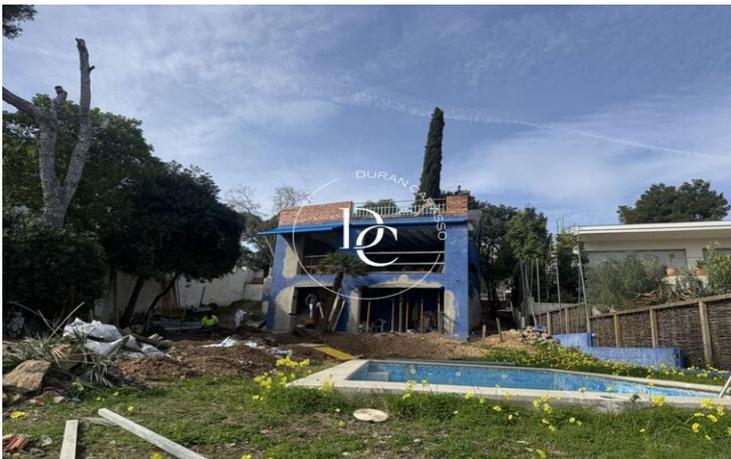
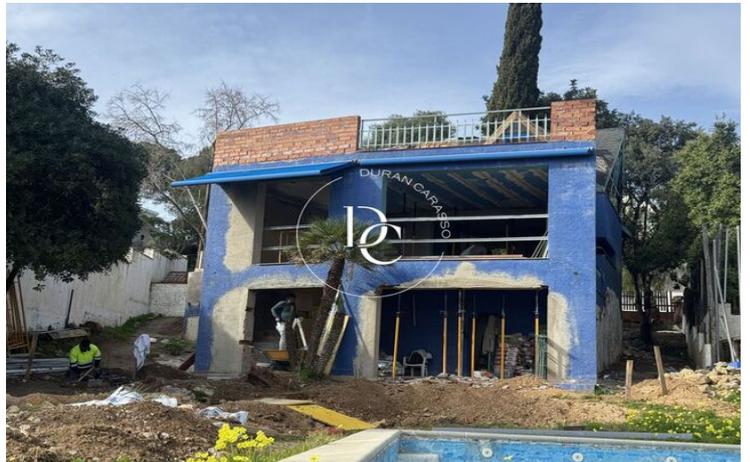


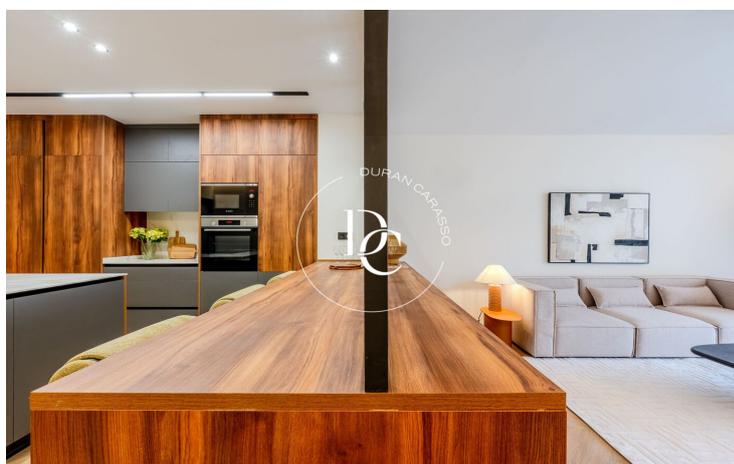
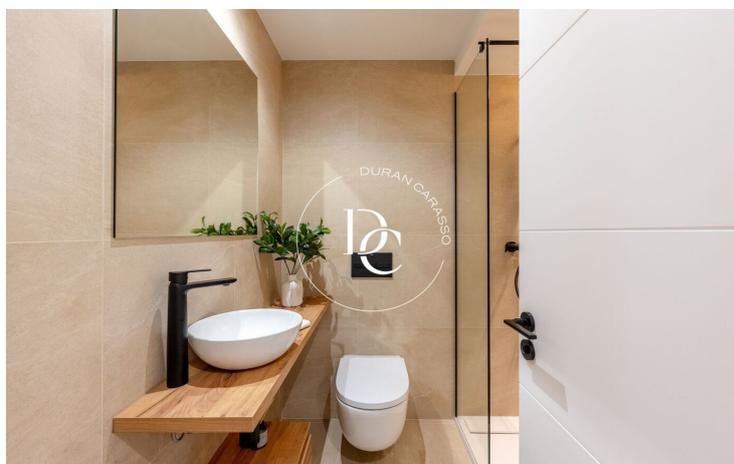
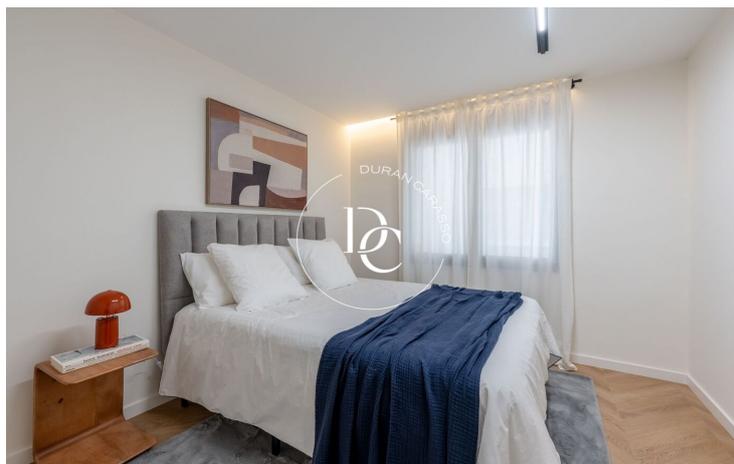
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