

## DETACHED VILLA WITH SEA VIEWS IN A PRIME SITGES LOCATION

Sitges / Garraf

<b>Price</b>	<b>€3,850,000</b>	✓ Air conditioning	✓ Heating
Sur. built	633 m <sup>2</sup>	✓ Sea views	✓ Mountain views
Sur. util	581 m <sup>2</sup>	✓ Backyard	✓ Storage
Bedrooms	11	✓ Fireplace	✓ Parking
Bathrooms	8	✓ Terrace	✓ Built in closets
Plot	962 m <sup>2</sup>	✓ Outside	
Energy classification	E		
Energy performance index	252.80 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	53.20 co/m <sup>2</sup> year		
Year of construction	1927		



## Sitges / Garraf

Exclusively through Durán Carasso, we invite you to discover a unique property in Sitges.

Imagine arriving at one of the most sought-after residential areas, discreet, and absolutely privileged enclave, just minutes from the sea. The Mediterranean breeze and the unmistakable Sitges light already hint at what is to come.

We face a detached 1930s villa, full of presence and character. The architecture retains the elegance of its time, conveying solidity and authenticity.

We cross the main entrance, although access via the porch is also possible, and begin the tour.

Choosing the porch —probably one of the most special spaces in the house— we are enveloped in a serene and luminous atmosphere. It is a space that invites lingering: relaxed breakfasts, long lunches, reading at sunset, yoga at dawn, or even a private area to work in connection with the outdoors. From here, the main living area unfolds naturally.

We enter the living-dining room with fireplace, organized into two distinct areas, adding depth and versatility. Light flows softly through the space, creating a constant sense of openness and well-being. Next, the independent kitchen, functional and full of natural light, also includes a separate laundry area.

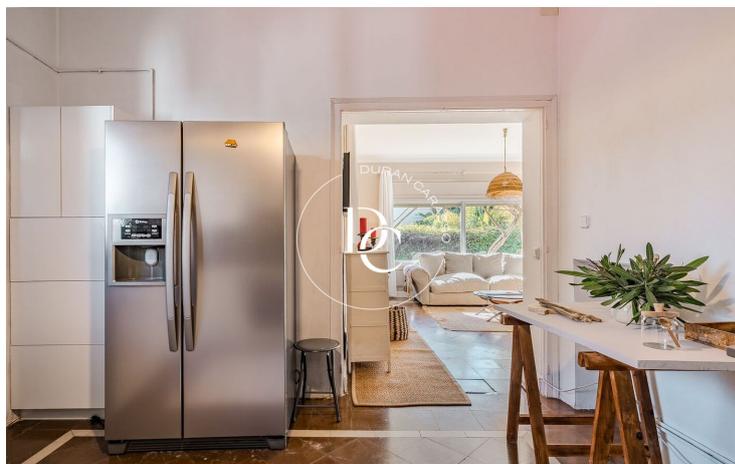
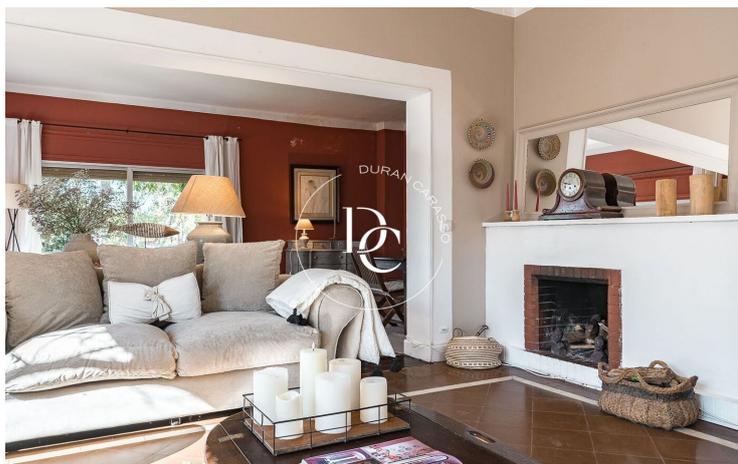
On this floor, there is a double exterior bedroom, a full bathroom, and a single bedroom ideal as a study, dressing room, or workspace. Everything flows coherently, maintaining the original essence of the home.

We ascend to the upper floor. Here the atmosphere becomes more intimate. Two en suite bedrooms open onto private terraces with the sea as a backdrop. This floor also offers a distributor space with additional storage capacity, along with a practical built-in wardrobe, enhancing the functionality and comfort of the rooms. The views and privacy consolidate the exclusive character that defines the property.

Descending to the basement, the generous space allows multiple possibilities: a gym with wellness area, home cinema, wine cellar for special gatherings, creative studio, or a versatile family space. It is a blank canvas ready to adapt to the lifestyle of its future owners.

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