



161 SQM DUPLEX WITH POOL, VIEWS AND TERRACE FOR SALE IN SITGES

Aiguadolç / Sitges

Price	€810,000	✓ Pool	✓ Air conditioning
Sur. built	158 m²	✓ Heating	✓ Sea views
Sur. util	98 m²	✓ Mountain views	✓ Backyard
Bedrooms	4	✓ Parking	✓ Terrace
Bathrooms	2	✓ Concierge	✓ Balcony
Energy classification	Exempt	✓ Outside	✓ Community pool
Emissions rating	Exempt		
Year of construction	1979		
Floor	2		



Aiguadolç / Sitges

Some homes impress with their features, while others captivate through the emotions they inspire. This property offers the perfect combination of generous living spaces, natural light, contemporary design and a privileged location that embraces the very essence of the Mediterranean lifestyle.

Located in one of Sitges' most desirable residential areas, it offers the perfect balance between tranquillity and convenience. Within easy walking distance of the town centre, the train station and all essential amenities, with quick access to the motorway, while enjoying the unique privilege of almost direct access to the beach from the community itself.

Beautifully renovated throughout with a refined contemporary style and high-quality finishes, the property offers 158 m² of built area, thoughtfully designed to maximise comfort, space and natural light.

On the main floor, the bright south-facing living and dining room opens onto a lovely terrace where natural light and uninterrupted sea views become the true focal point of the home. An elegant yet welcoming space, ideal for both everyday living and entertaining family and friends.

The modern kitchen has been designed with both functionality and style in mind, offering generous space for those who enjoy cooking and spending time at home.

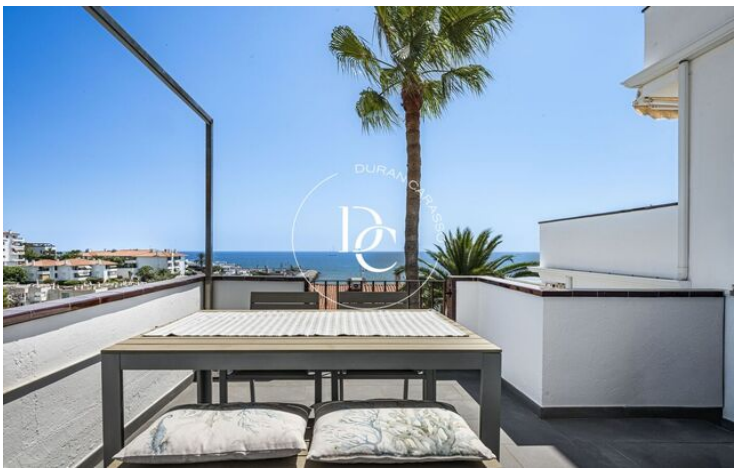
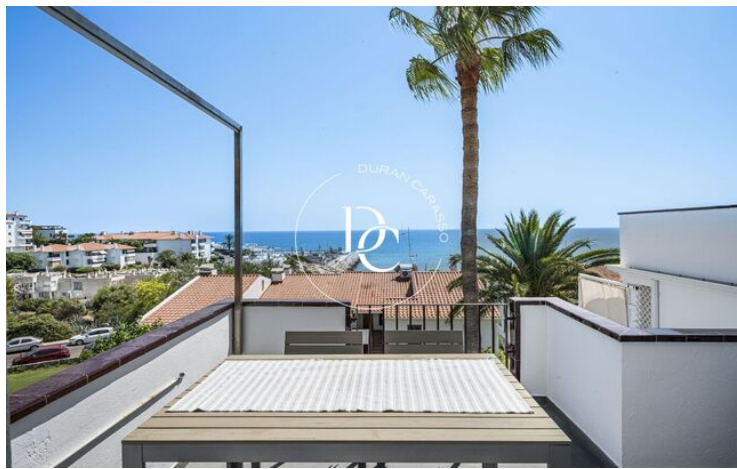
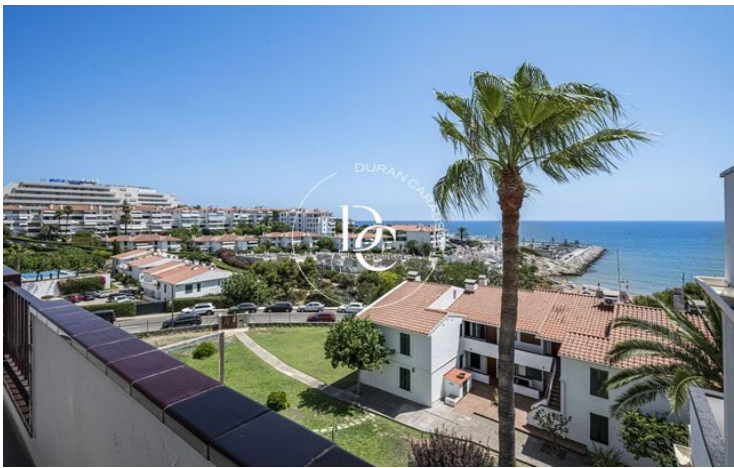
This level also features a spacious double bedroom and a fully fitted bathroom, compact yet highly practical.

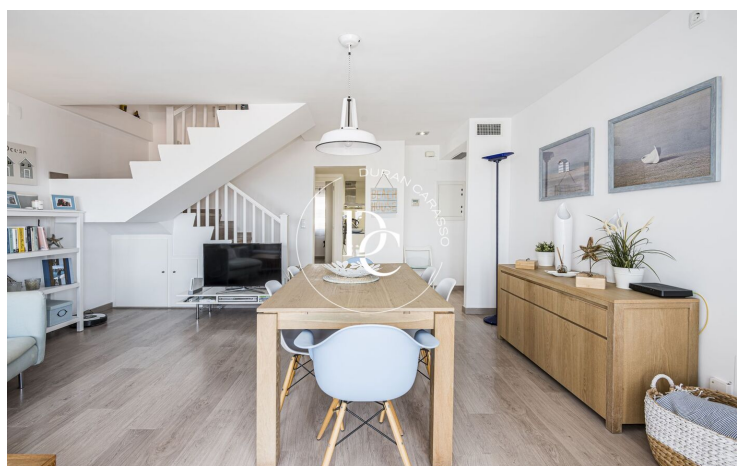
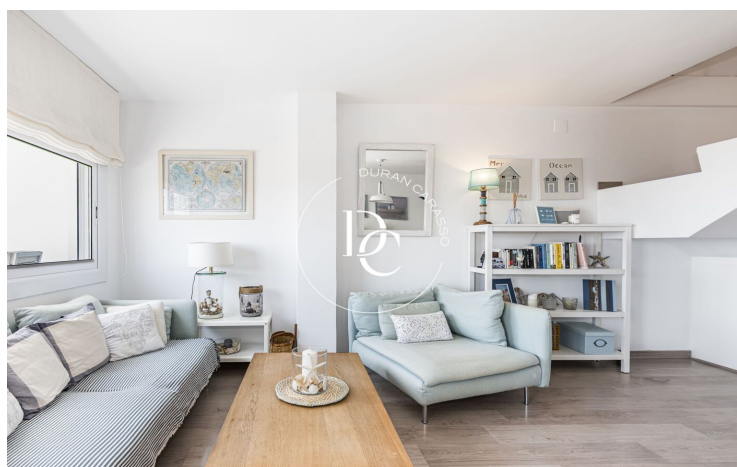
The main sleeping quarters are located on the upper floor and comprise three comfortable bedrooms and a family bathroom, providing ample space for families, remote working, or those looking for a luxurious second home by the sea.

The property boasts two delightful terraces, perfect for enjoying breakfast overlooking the Mediterranean, relaxing in the afternoon sun or making the most of Sitges' exceptional climate throughout the year.

Adding even more value, the property includes two private parking spaces, a highly desirable feature in this exclusive location.

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