



## SPECTACULAR MODERN-CLASSIC STYLE VILLA IN TERRAMAR, JUST 5 MINUTES FROM THE BEAC...

Terramar / Sitges

|                          |                                |           |                    |
|--------------------------|--------------------------------|-----------|--------------------|
| Price                    | €2,700,000                     | ✓ Pool    | ✓ Air conditioning |
| Sur. built               | 717 m <sup>2</sup>             | ✓ Heating | ✓ Views            |
| Sur. util                | 654 m <sup>2</sup>             | ✓ Parking | ✓ Built in closets |
| Bedrooms                 | 6                              |           |                    |
| Bathrooms                | 6                              |           |                    |
| Plot                     | 1.323 m <sup>2</sup>           |           |                    |
| Energy classification    | B                              |           |                    |
| Energy performance index | 56.00 kw h/m <sup>2</sup> year |           |                    |
| Emissions rating         | B                              |           |                    |
| Emissions                | 9.00 co/m <sup>2</sup> year    |           |                    |



## Terramar / Sitges

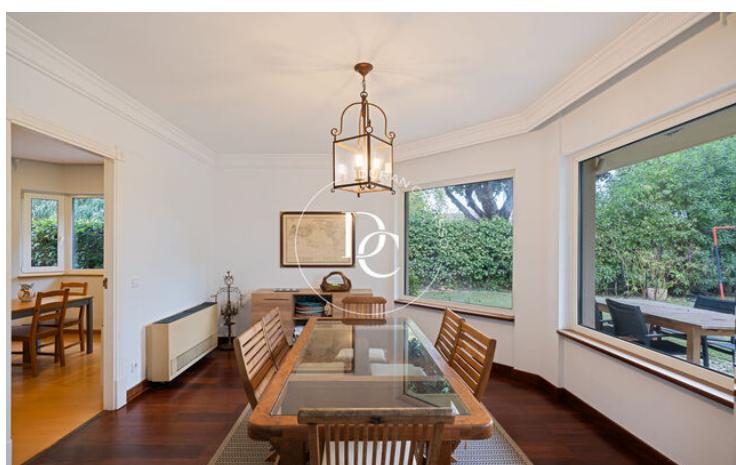
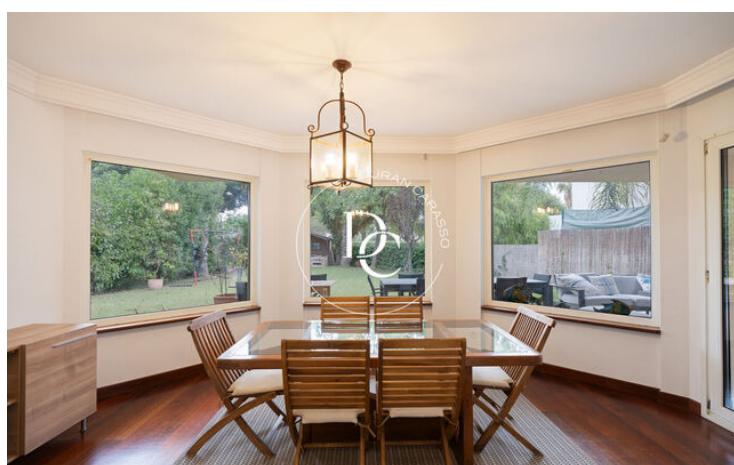
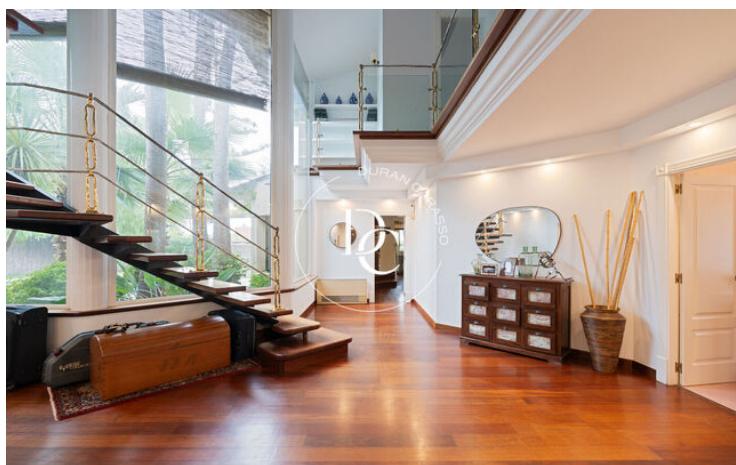
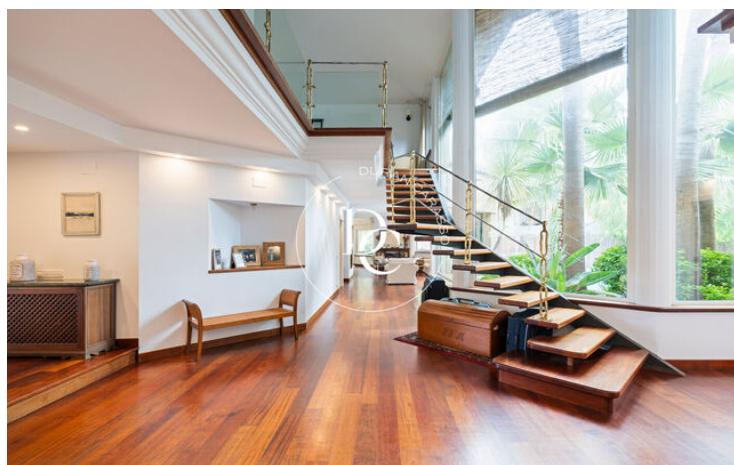
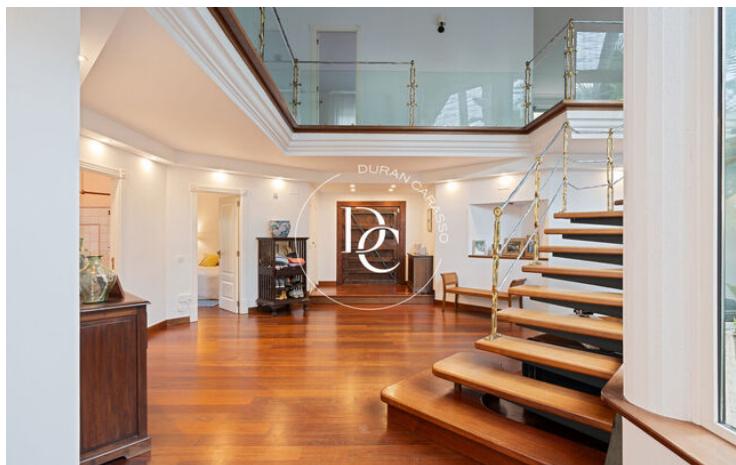
Spectacular residence with a modern-classic design, built with high-quality materials, located just a short distance from the Sitges Seafront Promenade and its wonderful beaches, in the exclusive Terramar area. From the main entrance, an impressive wooden gate welcomes you into a spacious hall, where an elegant wooden staircase with a unique handrail sets the tone for this one-of-a-kind property.

With 140 m<sup>2</sup> of large windows fitted with triple-glazed Climalit glass, the villa ensures excellent thermal and acoustic insulation, while also offering security and abundant natural light. The home features 6 bedrooms, 4 of them en suite. The master suite, measuring over 70 m<sup>2</sup>, includes a fireplace, office, walk-in closet, and access to a charming private porch. The large living room with fireplace is complemented by a fully equipped kitchen that includes a stone oven and a spacious dining area.

All flooring is made of tropical wood, and the exterior carpentry is by the prestigious brand Kömmerling. Each room has direct access to a beautifully maintained garden with a swimming pool, which is supplied by well water—providing both sustainability and low consumption.

The property is also equipped with modern systems such as 10KW solar panels, an aero-thermal system (installed in 2018), an osmosis system, a garage with space for 5 vehicles, and a private wine cellar.

A villa that perfectly combines elegance, comfort, technology, and sustainability in one of Sitges' most sought-after residential areas





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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