

## EXCLUSIVE APARTMENT WITH STUNNING PANORAMIC SEA AND MARINA VIEWS DE VILANOVA I L...

Barri De Mar / Vilanova i la Geltrú

<b>Price</b>	<b>€345,000</b>	✓ Air conditioning	✓ Heating
Sur. built	84 m <sup>2</sup>	✓ Sea views	✓ Mountain views
Sur. util	77 m <sup>2</sup>	✓ Storage	✓ Lift
Bedrooms	3	✓ Outside	
Bathrooms	2		
Energy classification	G		
Energy performance index	251.00 kw h/m <sup>2</sup> year		
Emissions rating	F		
Emissions	52.00 co/m <sup>2</sup> year		
Year of construction	1976		
Floor	en		
Actual floor	1		



## Barri De Mar / Vilanova i la Geltrú

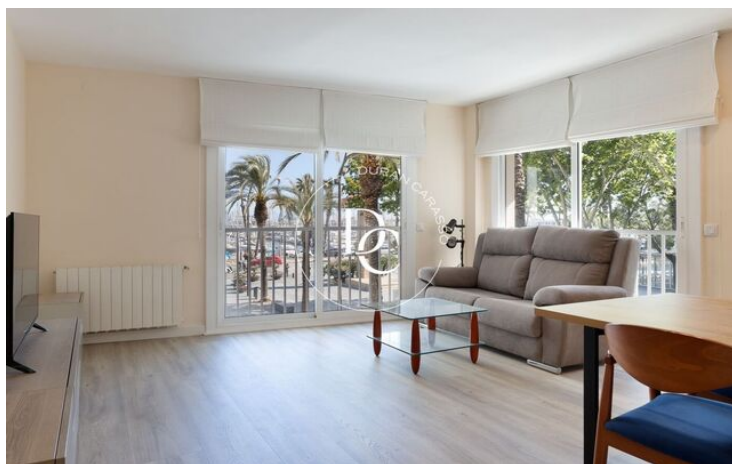
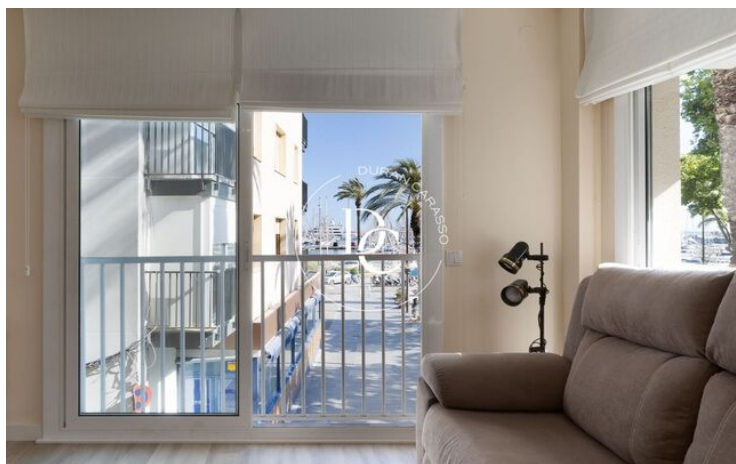
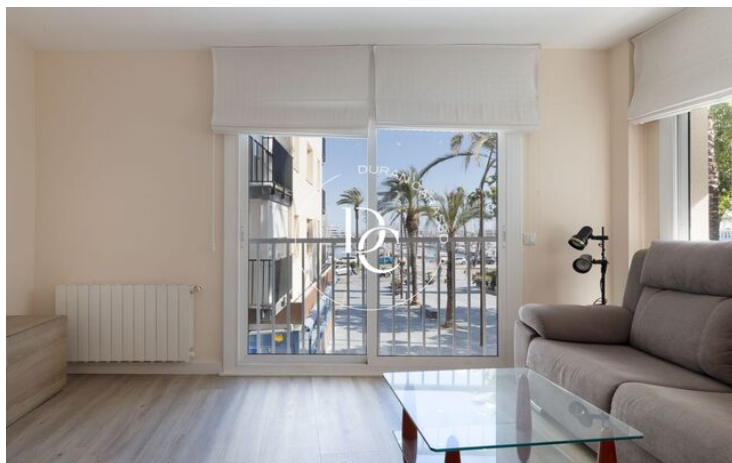
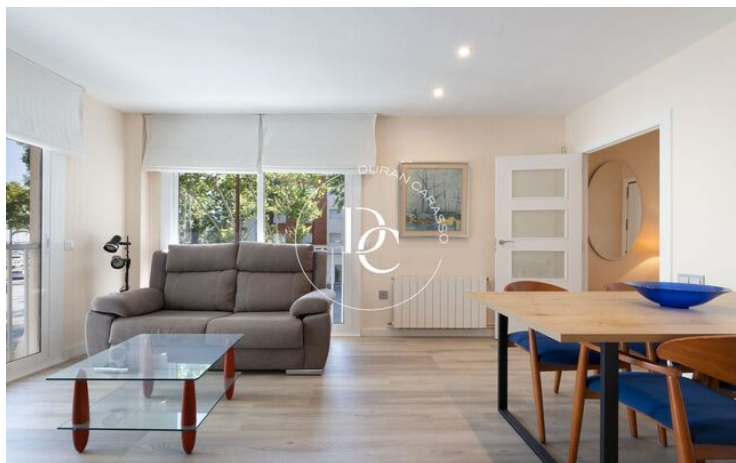
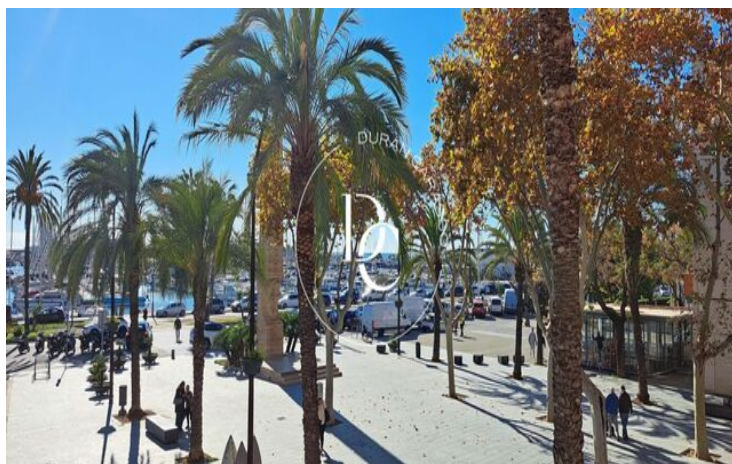
Apartment located in one of the most sought-after areas of Vilanova i la Geltrú, offering spectacular panoramic views of the sea and the marina. Thanks to its southwest orientation, the property enjoys abundant natural light from early morning until sunset. This privileged orientation, together with large windows and an excellent layout, creates a warm, serene and welcoming atmosphere. Brightness is one of the property's key features, providing a wonderful sense of space and wellbeing. In addition, located in a quiet residential area, the property offers privacy and a pleasant sense of tranquility, providing extra comfort and an excellent quality of life.

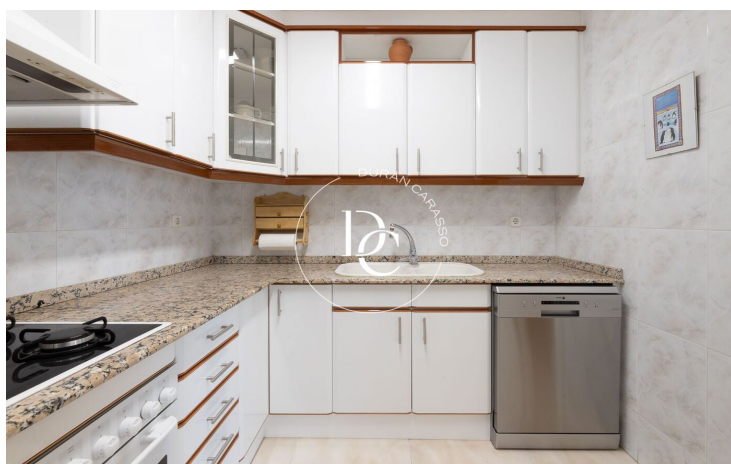
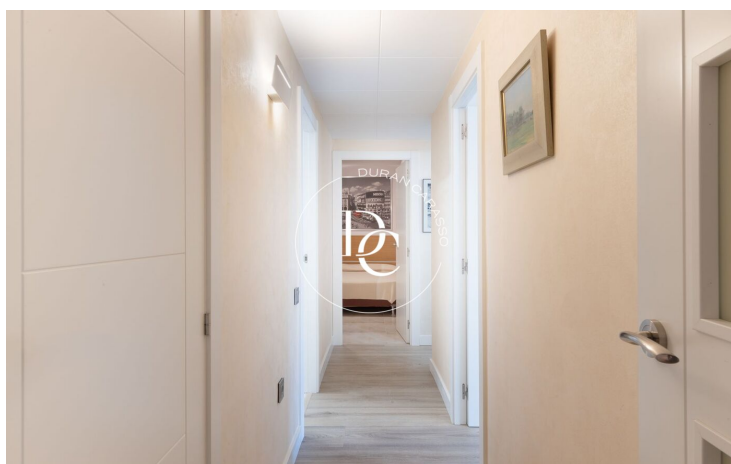
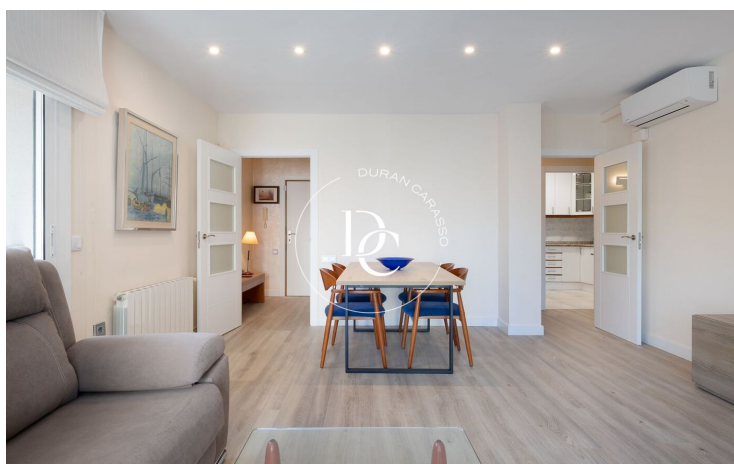
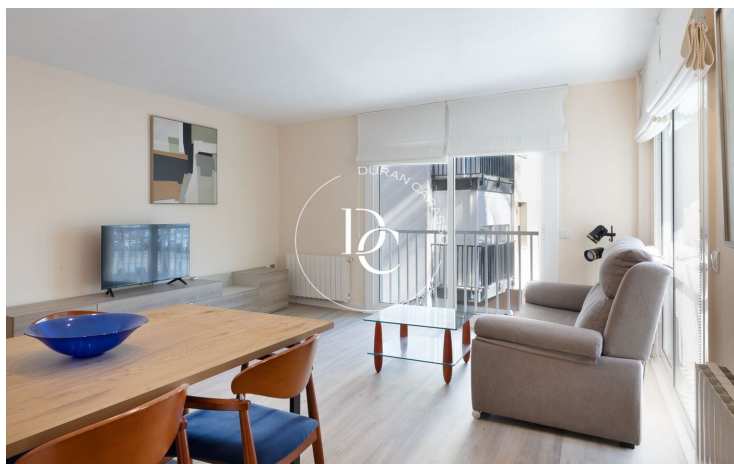
The living-dining room is one of the most remarkable areas of the apartment. Spacious, bright and surrounded by large windows, it allows you to enjoy exceptional views at any time of the day. Natural light and the visual connection with the outdoors create the perfect environment for relaxing, entertaining guests, reading or working from home. It is a room with real character, where every corner reflects comfort and quality of life.

The property offers three spacious and bright bedrooms that adapt perfectly to different needs. The two double bedrooms are ideal as main bedrooms, while the third single bedroom is perfect as a home office, multipurpose room or guest bedroom.

The kitchen is fully independent and fitted with quality wooden cabinetry and functional appliances, with a layout designed to make the most of the available space. It also includes a separate laundry area, a very practical space that adds organization and valuable extra storage.

The apartment features a modern full bathroom with quality finishes, as well as a guest toilet that adds convenience and functionality. Comfort features include designer parquet flooring, renewed just two years ago, providing warmth and personality; gas heating; Daikin air conditioning; and Climalit double-glazed windows ensuring excellent thermal and acoustic insulation.





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