



MAJESTIC VILLA IN QUINTMAR

SITGES

1.800.000 €

Reference AH00203

Constructed surface: 678 sqm

Plot surface: 1.653 sqm

Living area: 436 sqm

Elevator

Bedrooms: 8 (6 en suite)

Private swimming pool

Bathrooms: 7

Acces to Natural Park



Description

This one-of-a-kind villa in Sitges is located high above the old town in a privileged spot with stunning sea, natural park, and mountain views. This villa's design incorporates elements of modern architecture with thoughtful Mediterranean touches. The house is built in a L-shape. The long side has 3 floors serviced by an large elevator and grand staircase, and the short side has 2 floors connected by a staircase. With a constructed area of 678 square meters (7,300 square feet) it is perfectly situated on an especially large lot of 1,653 square meters (17.793 square feet).



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Each room offers exceptionally high ceilings, unobstructed views, and maximum privacy. The grounds feature a large swimming pool and expansive garden with olive tree-studded terraces that overlook the sea, the village of Sitges, and the Garraf mountain range. The garden has a direct access to the natural park.

The property is near the end of a quite dead-end road and has a gated wide paved driveway, up to a ground-floor three-car garage plus an ample outside parking space. The second floor is strategically separated into two "wings". One wing is complete with a large en suite bedroom with garden and terrace access. The other wing is home to one of the villa's many generous living rooms, a bathroom, and a laundry area with a service bedroom and kitchenette.

The third and main floor hosts a generous living room with a fireplace, modern kitchen, floor-to-ceiling windows, and doors that look out onto the pool and garden with the historic old town of Sitges and the Mediterranean beyond.

On this same level, the east facing wing distributes its space in two bedrooms sharing a full bathroom, a back terrace an ante-room perfectly configured as a TV entertainment room, home gym.... All these spaces have access to the deck, pool and garden.



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At the other end, another generous en suite bedroom with a spacious bathroom and private terrace completes this floor.

A majestic staircase leads to the villa's top floor with breathtaking views. The upper floor also has two additional bedrooms or home office spaces and a bathroom, all with access to the rooftop terrace of the property.

This villa was designed with the utmost attention to detail with luxury finishes throughout. It offers a unique combination of features — a generously sized lot, luxurious outdoor spaces for year-round entertaining, abundant interior spaces with total privacy, and unparalleled sea and mountain views — a hard-to-find combination in the Quintmar neighborhood or anywhere else in Sitges.



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Location description

Sitges is a small town located about 40 kilometers southwest of Barcelona and very well connected to the Airport.El Prat. It is internationally recognized for its Film Festival and Carnival. It is located in a beautiful enclave between the Mediterranean Sea and the Natural Park of Garraf. Its economy is based on tourism and culture and it is also a famous place for its popular beaches, gastronomy, nightlife, golf courses, marinas and historical places. It has a population of approximately 28,000 inhabitants and an important international community.



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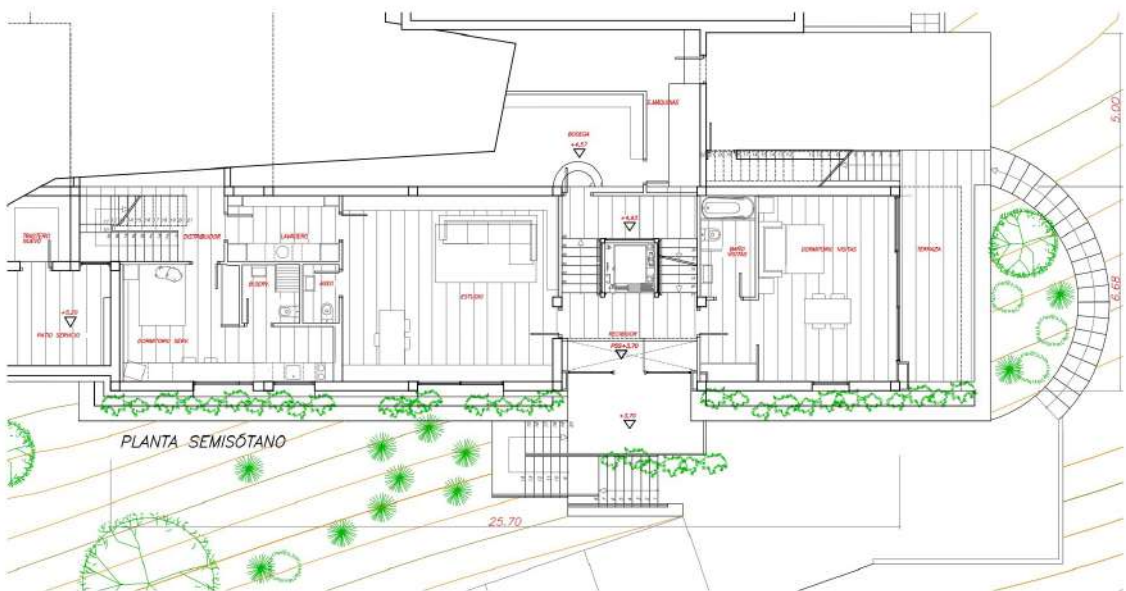
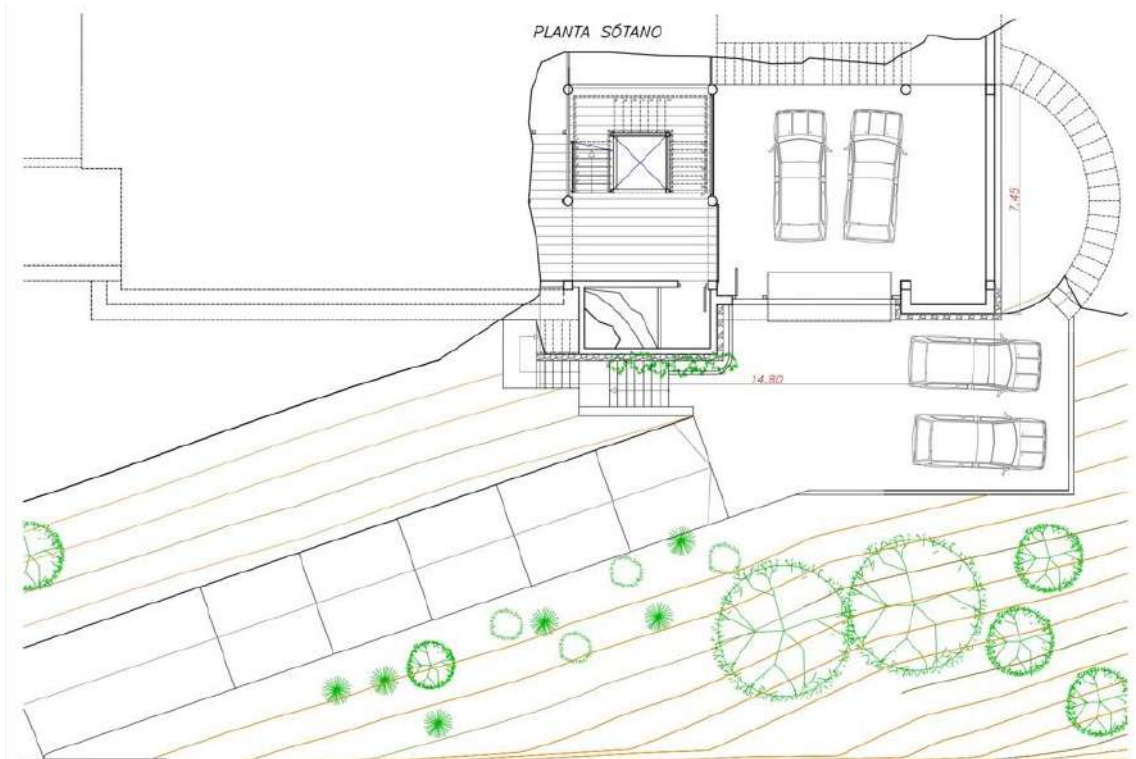




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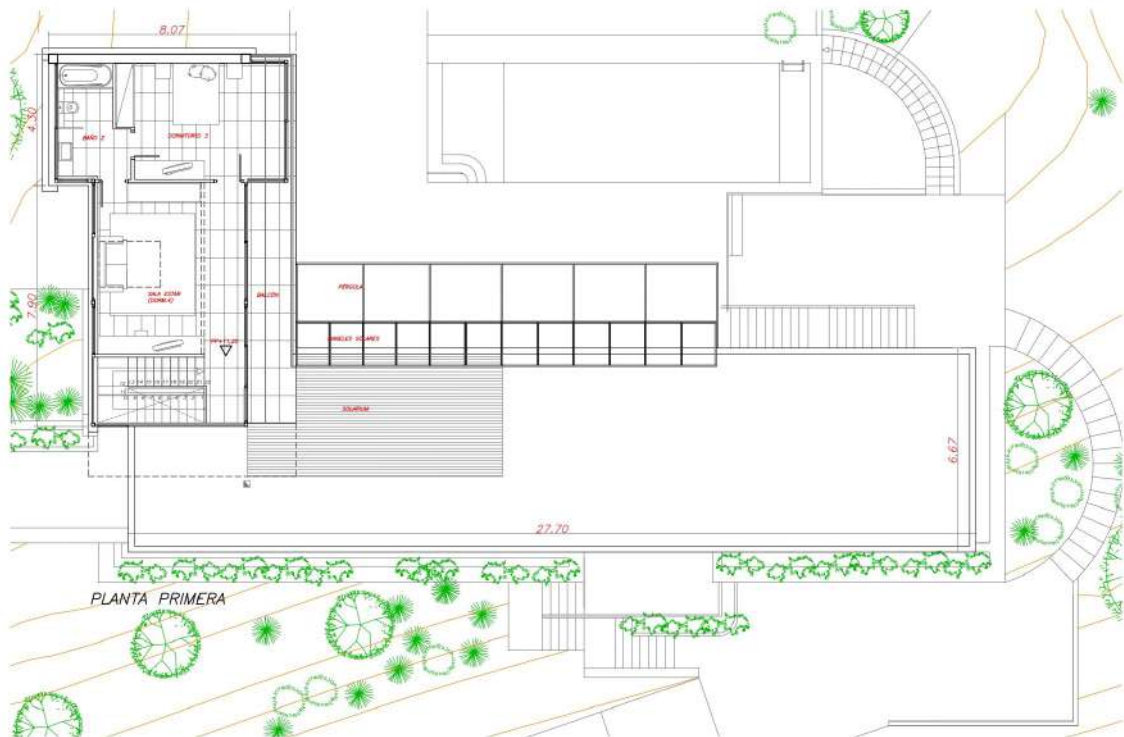
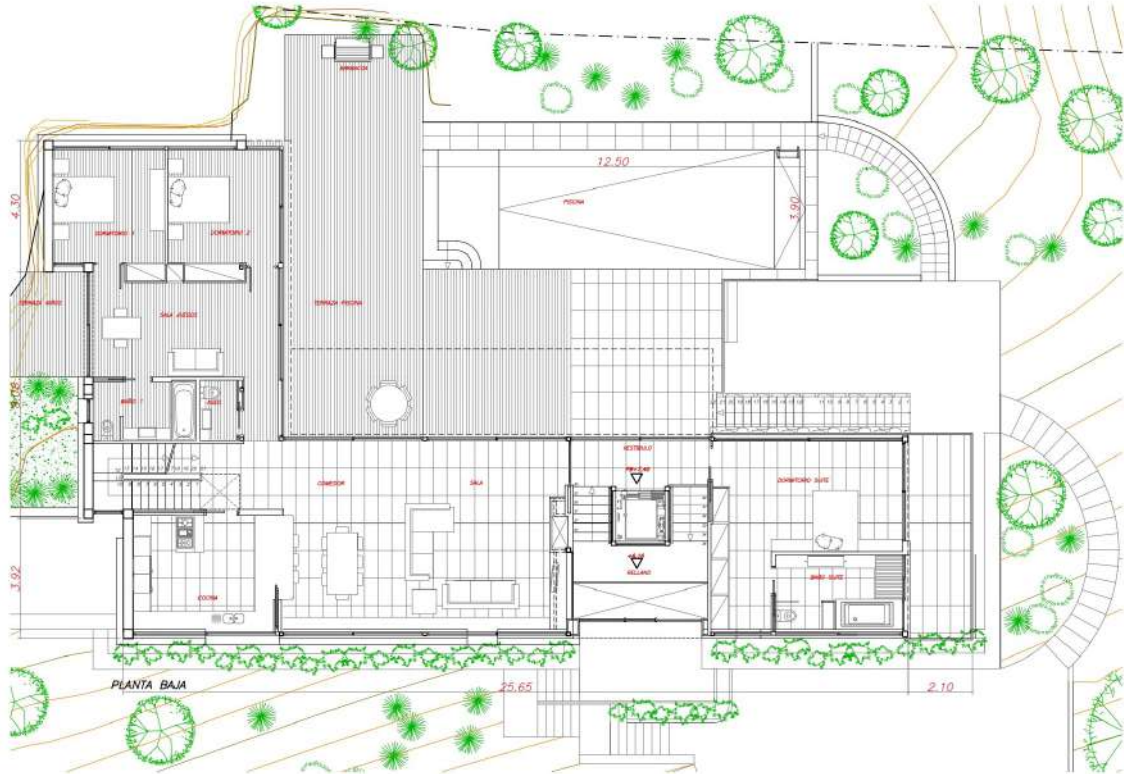
FLOOR PLANS





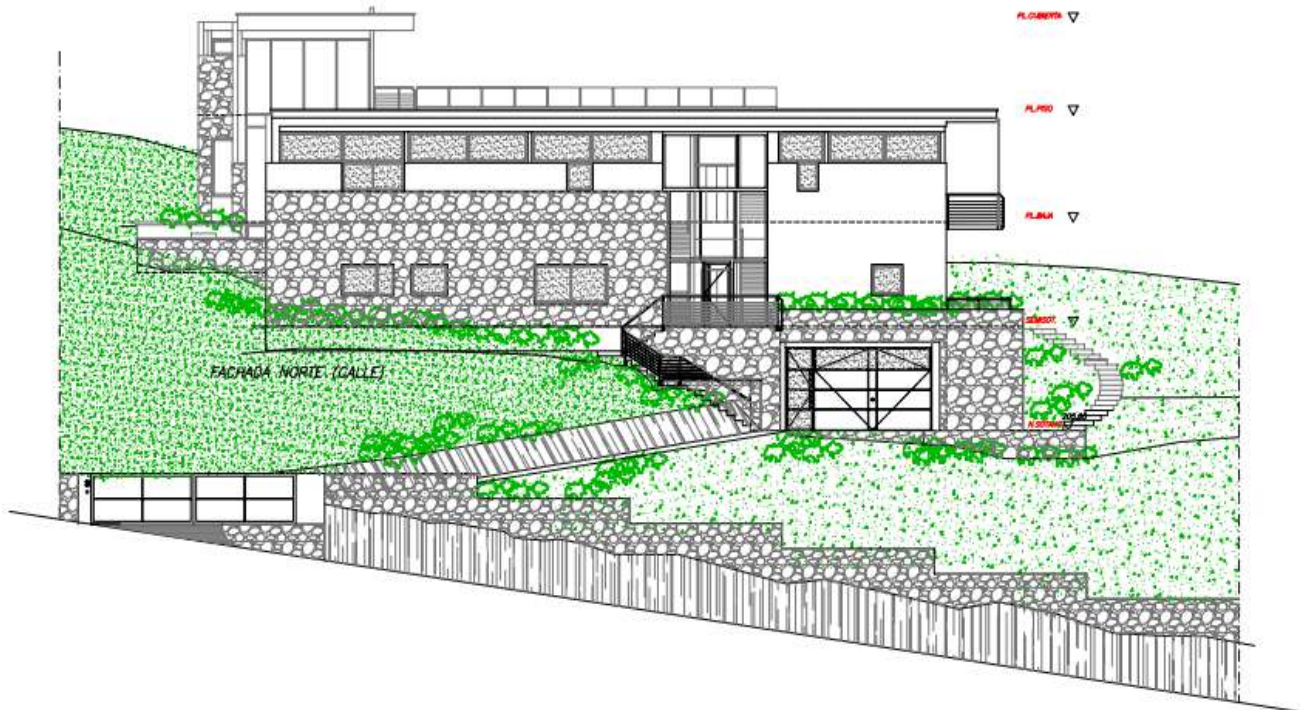
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