



MODERN DETACHED VILLA

IN QUINTMAR

SITGES

1.370.000 €

Reference AH00210

Built area: 286 m² (3078,5 sqft)

Living area: 240 m² (2583,34 sqft)

Bedrooms: 5

Bathrooms: 4

Plot area: 773 m² (8320,5 sqft)

Elevator

Private pool

Independent studio



Description

This spacious and modern family home is located in Quintmar, a peaceful residential area in Sitges, just a 10-minute drive from the town and the sea. The house, completely renovated in 2021, is divided into four levels connected by a modern staircase and an elevator. Upon entering the property, you'll find the outdoor parking area and an elegant glass entrance.



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The first floor boasts a spectacular living-dining room with breathtaking sea views. It's flooded with natural light, featuring high ceilings and huge windows that lead to the terrace, modern kitchen, guest toilet and *sàce* for a small office.

On the second floor, you'll find three ensuite bedrooms, a generous walk-in closet that could be converted into a bedroom, and a laundry area.

Descending to the lower floor, there's a guest apartment with a kitchen, private bathroom, and a sauna. This level also houses the swimming pool, barbecue area, and a gazebo where you can enjoy the spectacular sea views.

The house is equipped with solar panels that minimize the property's energy costs.



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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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ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B		
C		
D		
E	248	42
F		
G menos eficiente		

The information provided by the agency is offered by third parties and is believed to be reliable but is not guaranteed and must be independently verified. The buyer must verify the areas, dimensions and distances since they are only approximate. The expenses of patrimonial transmission (ITP), VAT, Notary and Land Registry are not included in the sale price and are borne by the buyer.