



## EXCLUSIVE VILLA IN CAN GIRONA

SITGES

2.990.000 €

Reference AH00234

Constructed area: 516 m<sup>2</sup>

Useful area: 437 m<sup>2</sup>

Bedrooms: 6 (4 en suite)

Bathrooms: 5

Plot area: 1,258 m<sup>2</sup>

Elevator

Aerothermal system

Solar panels



### Description

In the prestigious area of Can Girona, with sea views and located within the Sitges Golf Club, you will find this exclusive modern-style property. Built on a plot of 1200 square meters, this residence offers a perfect combination of elegance and comfort, with a focus on sustainability and energy efficiency.

Spread over three comfortable floors, the elegant entrance hall welcomes us, with a double bedroom suite to the right and a two-car garage to the left. On this same floor, there is another double bedroom with a study room and a full bathroom with bathtub and shower. From this floor, you can take the elevator or the stairs up to the main floor.



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The main floor hosts a spacious living-dining room, a guest bathroom, and a modern and bright fully equipped kitchen, with access to the large terrace with panoramic sea views and direct access to the private swimming pool, barbecue area, and outdoor summer dining area. Additionally, there is a service area with an en-suite bedroom and a laundry and ironing room.

On the upper floor, two spacious bedrooms share a bathroom, while the master bedroom suite includes a dressing room and access to a charming terrace with stunning views of the sea and the golf course. A beautiful and spacious flat garden at the back of the property harmoniously merges with the natural landscape of the surrounding Natural Park, providing a peaceful and serene environment.

Moreover, the house features photovoltaic panels, aerothermal system, and underfloor heating, ensuring a comfortable and environmentally friendly atmosphere throughout the year.



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Can Girona is an exclusive urbanization offering high-end residences with breathtaking sea views and a nearby golf course. Located just a 5-minute drive from the center of Sitges, its residents enjoy the convenience of having services and entertainment at their fingertips. Additionally, private security provides tranquility and privacy to the inhabitants of this select community.

Other features:

Year of construction 2010

South oriented

Solar panels and aérothermal system

Floor heating

24h security service

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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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## EXCLUSIVE VILLA IN CAN GIRONA SITGES





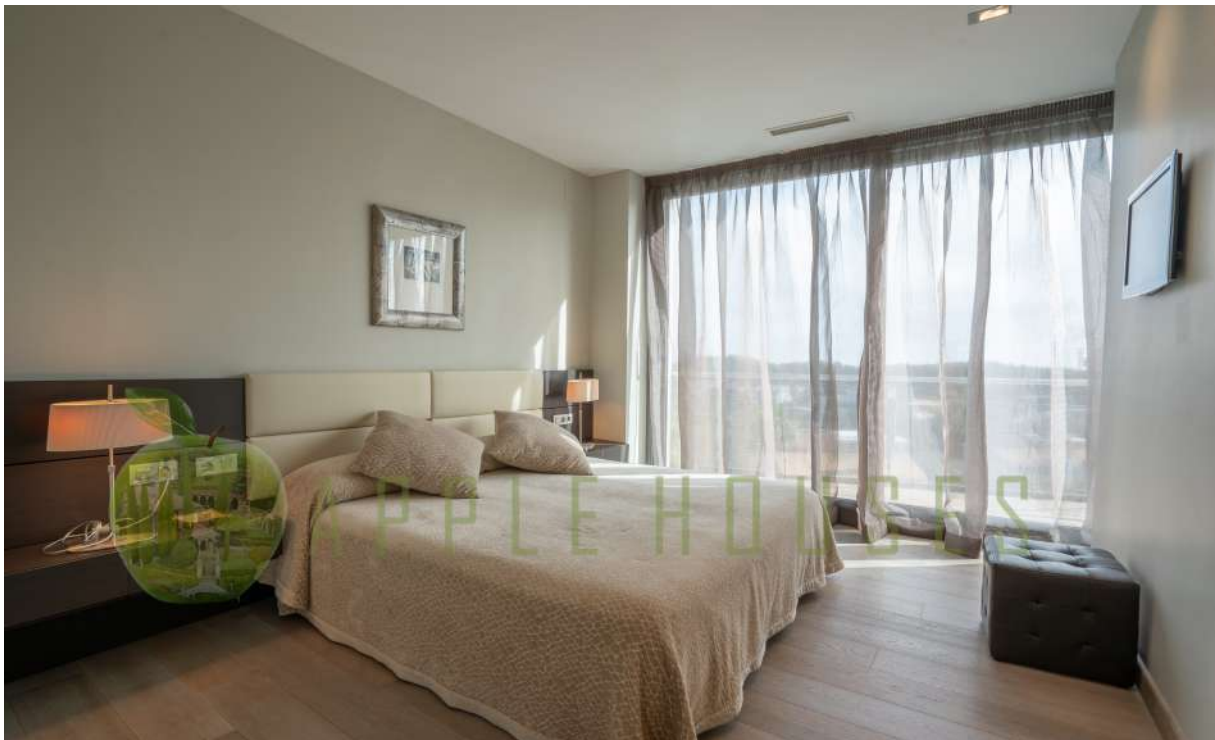
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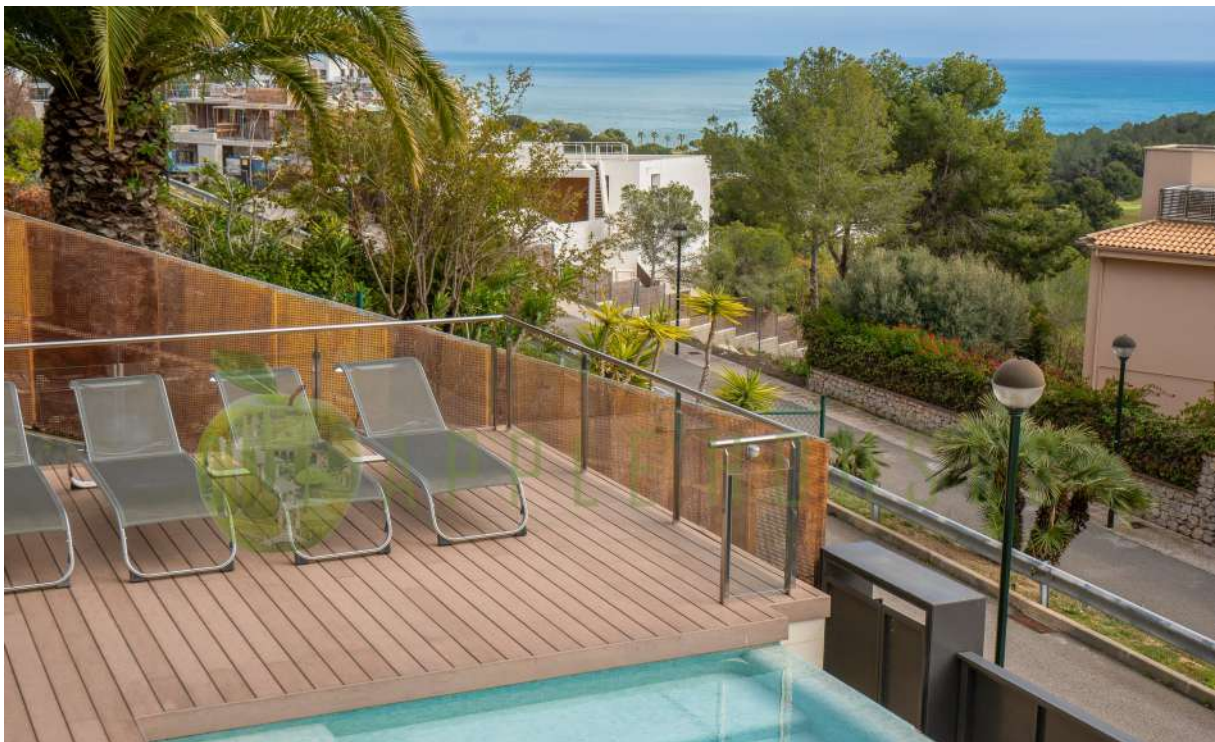
### SITGES





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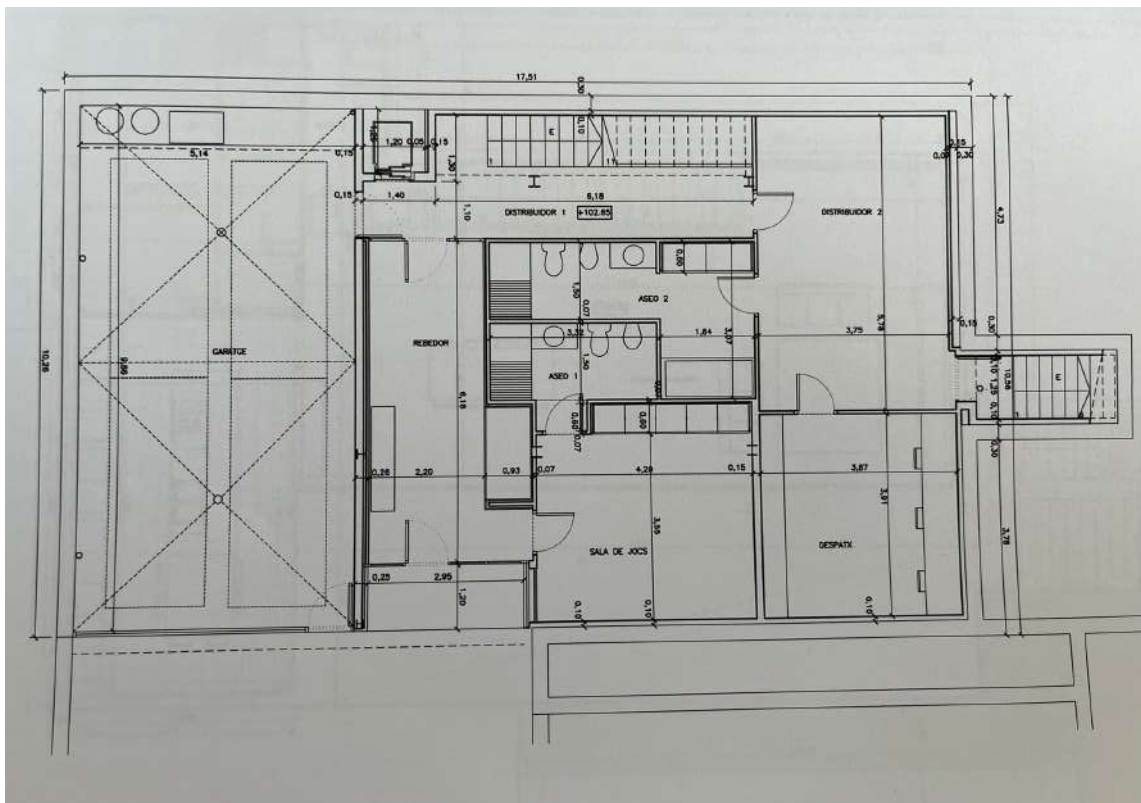
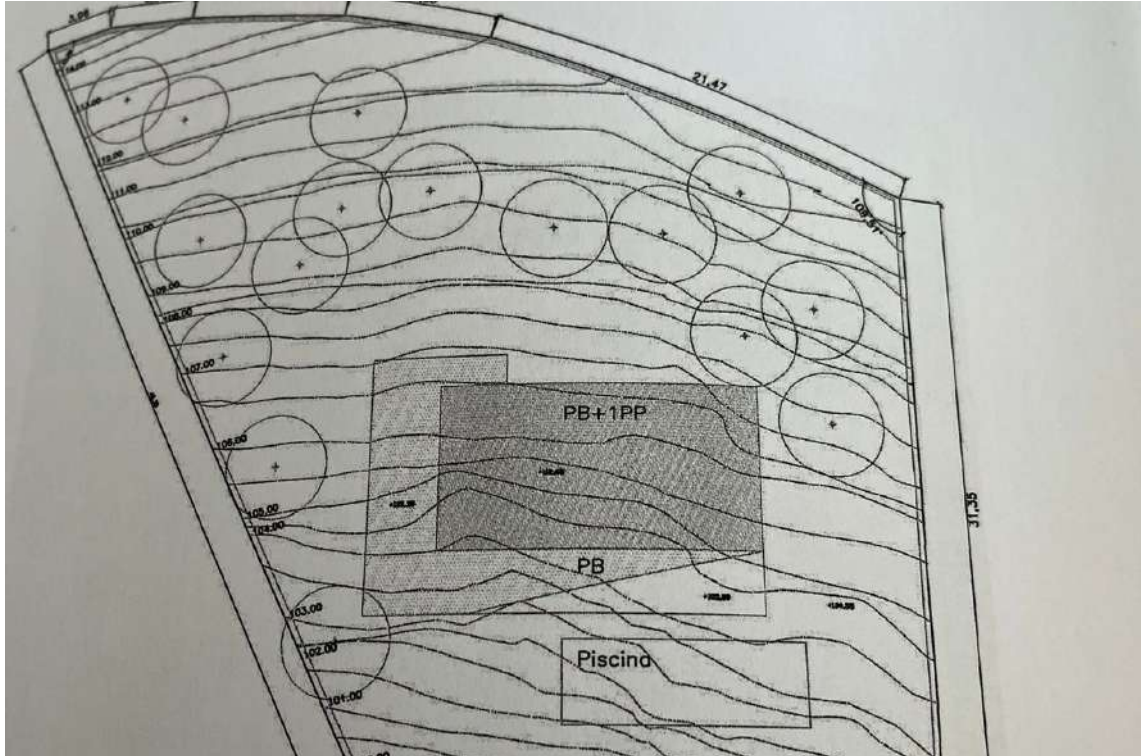




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### FLOOR PLANS

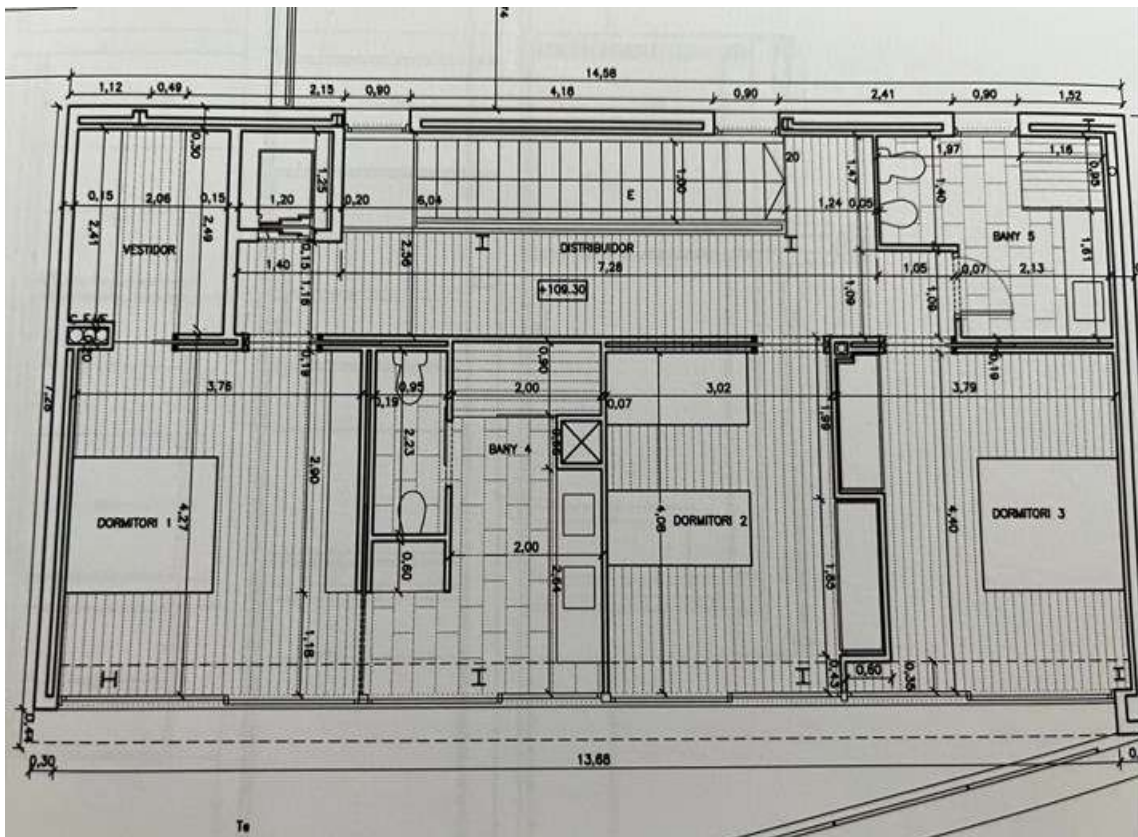
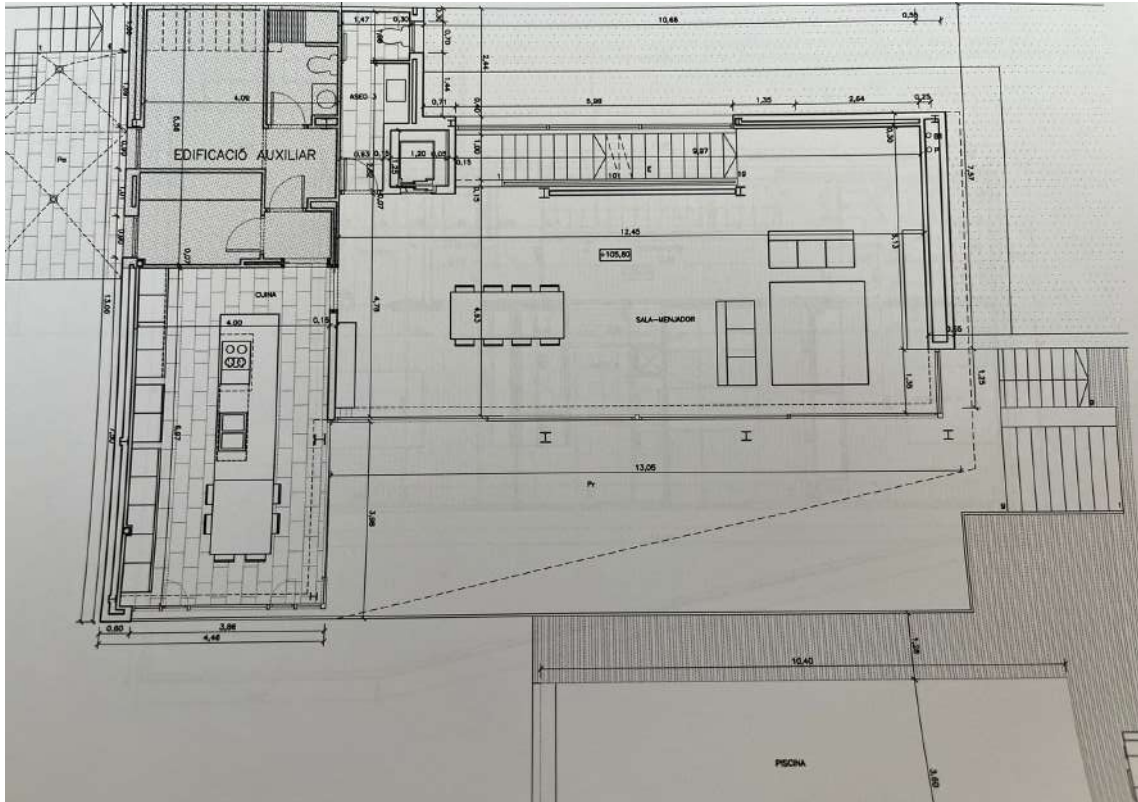






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ESCALA DE LA QUALIFICACIÓ ENERGÈTICA	Consum d'energia kWh / m <sup>2</sup> any	Emissions kg CO <sub>2</sub> / m <sup>2</sup> any
<b>A</b> més eficient		
<b>B</b>		
<b>C</b>		<b>21</b>
<b>D</b>	<b>103</b>	
<b>E</b>		
<b>F</b>		
<b>G</b> menys eficient		

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.