



## MEDITERRANEAN VILLA WITH SEA VIEWS

SITGES

1.620.000 €

Reference AH00213

Build area: 311 m<sup>2</sup> (3347,6 sqft)

Plot area: 510 m<sup>2</sup> (5486,6 sqft)

Living area: 238 m<sup>2</sup> (2561,8 sqft)

Air conditioning

Bedrooms: 4

Private pool

Bathrooms: 3

South Oriented



### Descripción

Exceptional Mediterranean-designed house located in the Quint Mar urbanization in Sitges, just a 5-minute drive from the town center and its beaches.

This elegant 311 sqm residence is built on a 510 sqm plot with a garden and a private hydrolysis saline pool. The house and garden offer stunning sea views.

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Spread across three floors, the house features a spacious living room with a fireplace and direct access to the garden, pool, porch, and barbecue area, as well as a large and modern independent kitchen. It comprises 4 spacious bedrooms and 3 full bathrooms.

Its unique design is complemented by captivating architectural details, including a terrace and balcony offering breathtaking views. Additionally, it includes parking space and a storage room for added convenience.

Built in 2008 and in excellent condition, this south-facing property enjoys natural light throughout the day. Its individual heating ensures comfort in all seasons.

Immerse yourself in the Mediterranean charm and modern elegance offered by this house, perfect for those seeking a quality home in a privileged setting.





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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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## VILLA MEDITERRÁNEA CON VISTAS AL MAR



### ENERGY INFORMATION

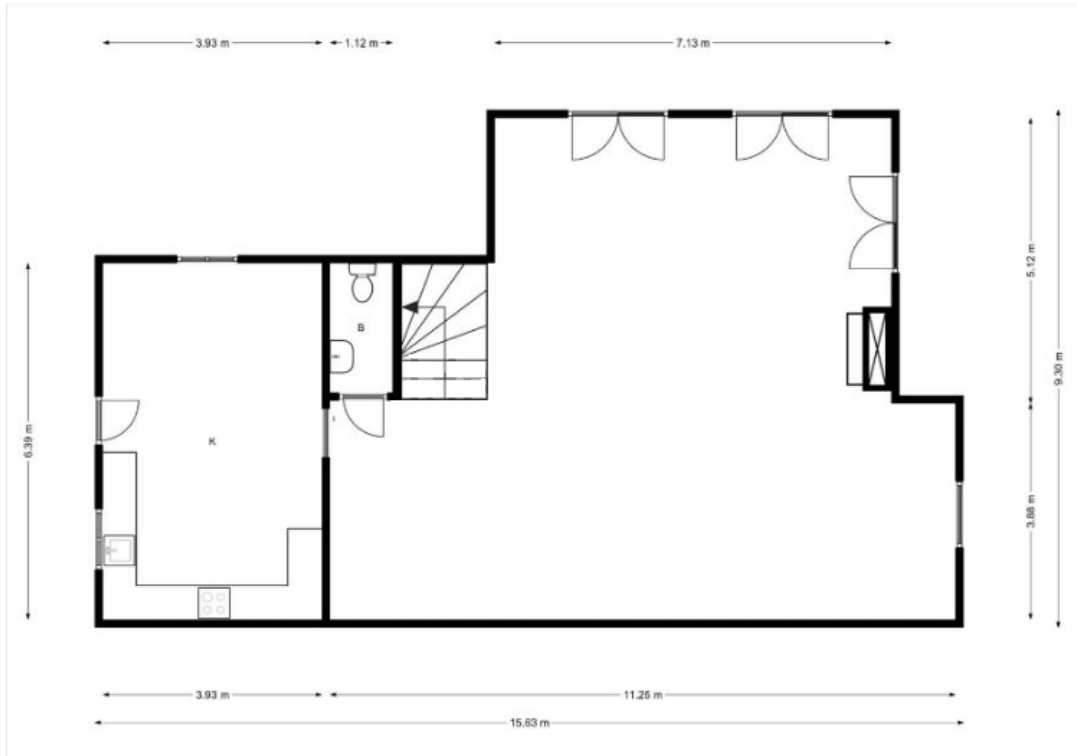
ESCALA DE LA QUALIFICACIÓ ENERGÈTICA	Consum d'energia kWh/m <sup>2</sup> any	Emissions kg CO <sub>2</sub> / m <sup>2</sup> any
<b>A</b> més eficient		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>	<b>179</b>	<b>37</b>
<b>F</b>		
<b>G</b> menys eficient		



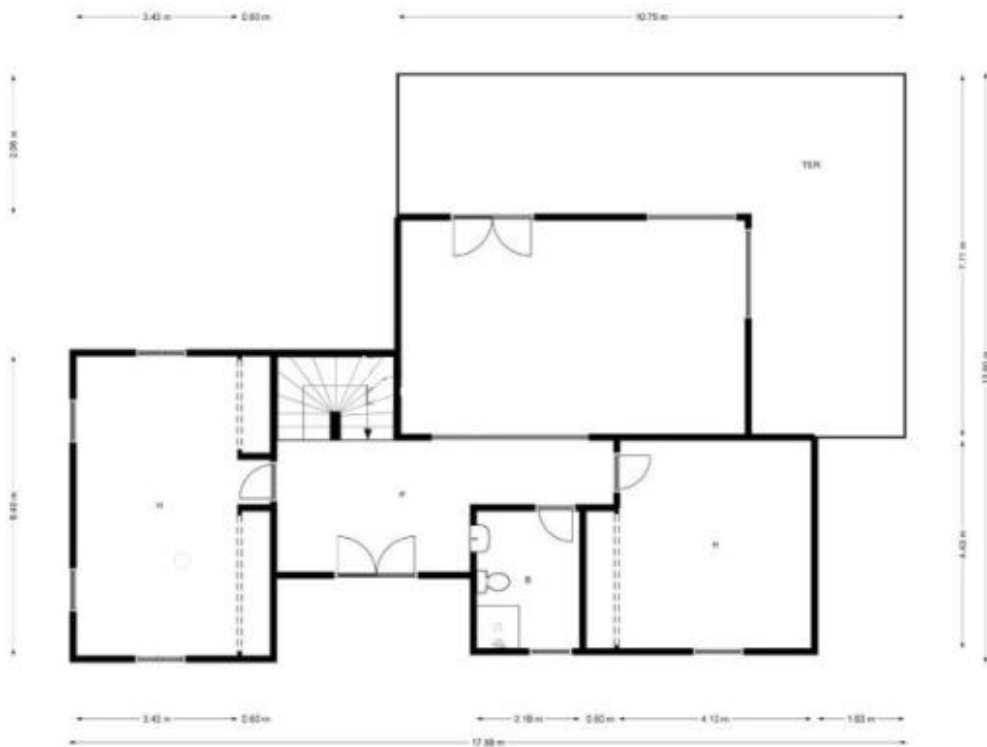


## MEDITERRANEAN VILLA WITH SEA VIEWS

Floor 0



Floor 1

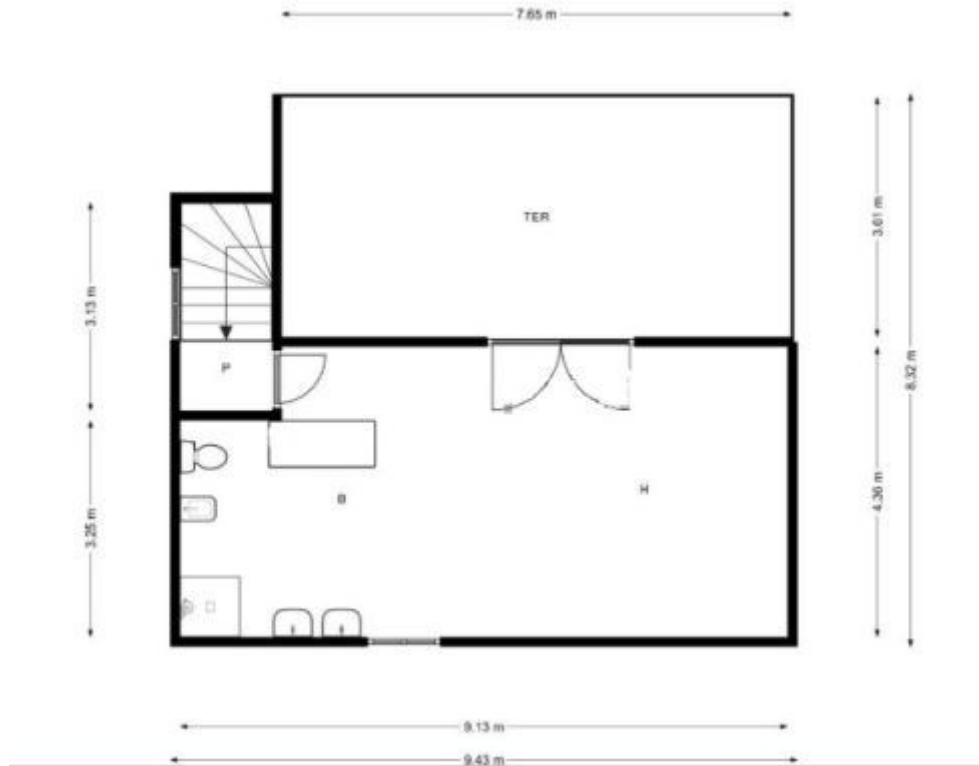






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### Floor 2



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.