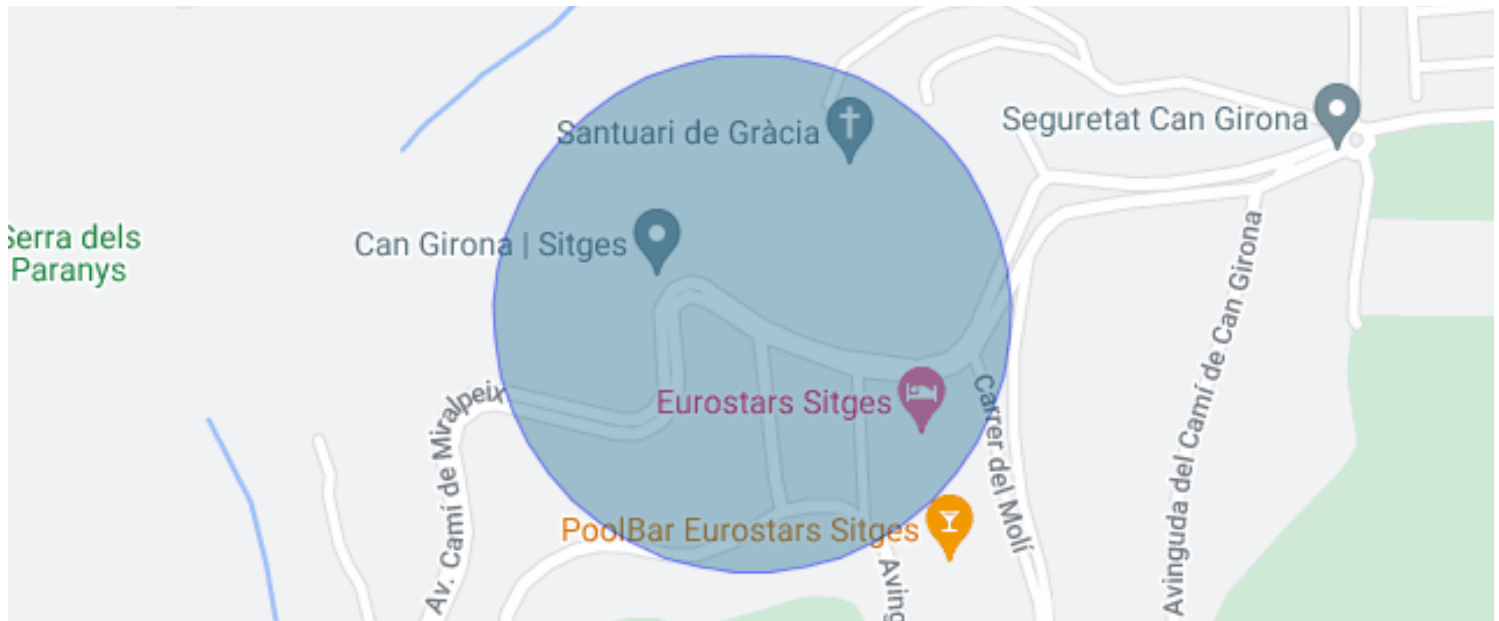


## SPECTACULAR HOUSE IN CAN GIRONA

Can Girona / Sitges

<b>Price</b>	<b>€2,575,000</b>	✓ Pool	✓ Air conditioning
Sur. built	513 m <sup>2</sup>	✓ Heating	✓ Sea views
Sur. util	395 m <sup>2</sup>	✓ Mountain views	✓ Backyard
Bedrooms	4	✓ Lift	✓ Security
Bathrooms	4	✓ Parking	✓ Terrace
Plot	1.426 m <sup>2</sup>	✓ Built in closets	
Energy classification	C		
Energy performance index	68.00 kw h/m <sup>2</sup> year		
Emissions rating	B		
Emissions	12.00 co/m <sup>2</sup> year		
Year of construction	2019		



## Can Girona / Sitges

This house built in 2019 is located in the Can Girona urbanization, a luxury residential area located a few meters from the sea. Made by "XNF Arquitectes", where they themselves define the house as a house rooted in the earth, since sustainability has played an important factor in its design.

Rainwater is collected in tanks, the sun is captured with absorbent plates. Outdoor air travels through the interior from north to south and east to west. An open patio controls the temperature. The pool is a window and a mechanism to cool the environment.

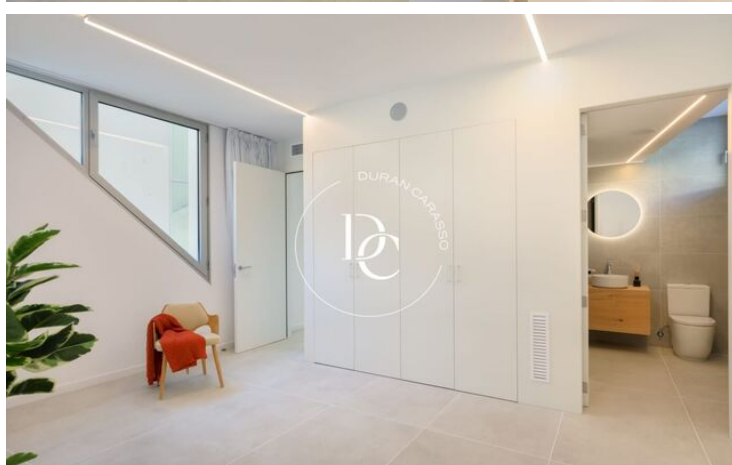
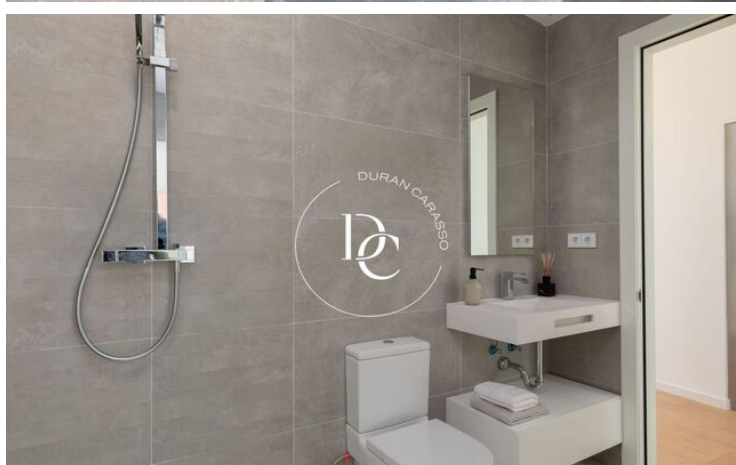
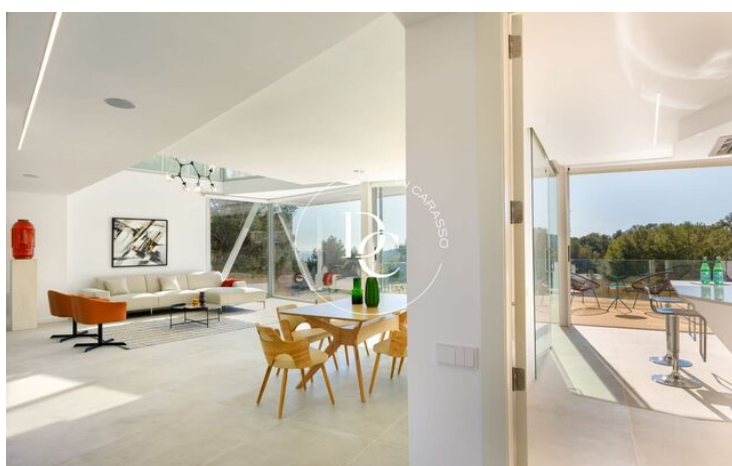
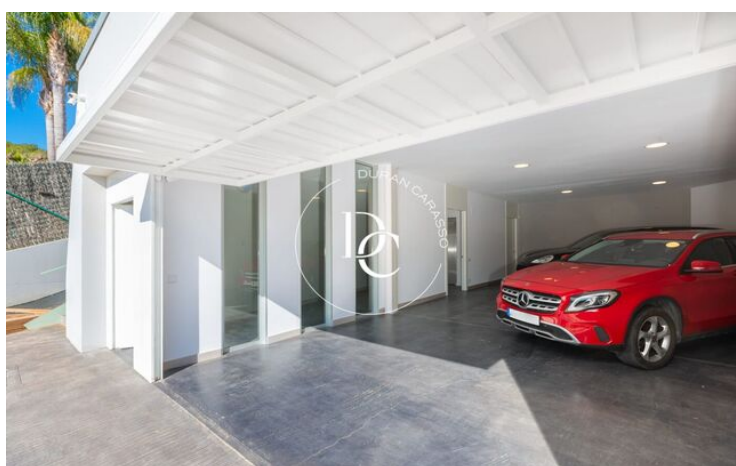
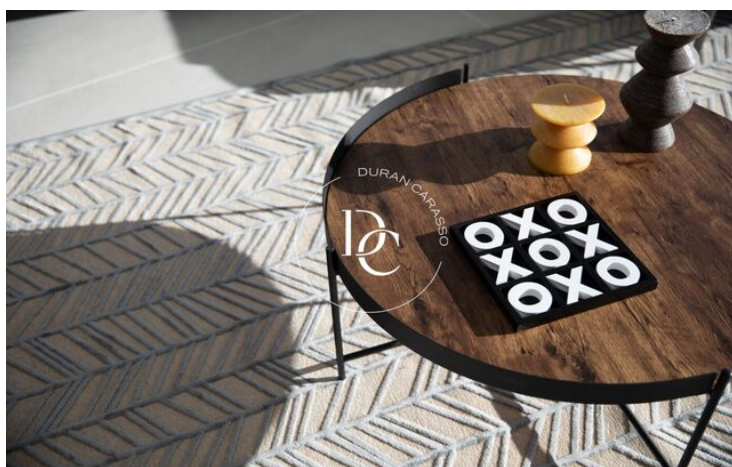
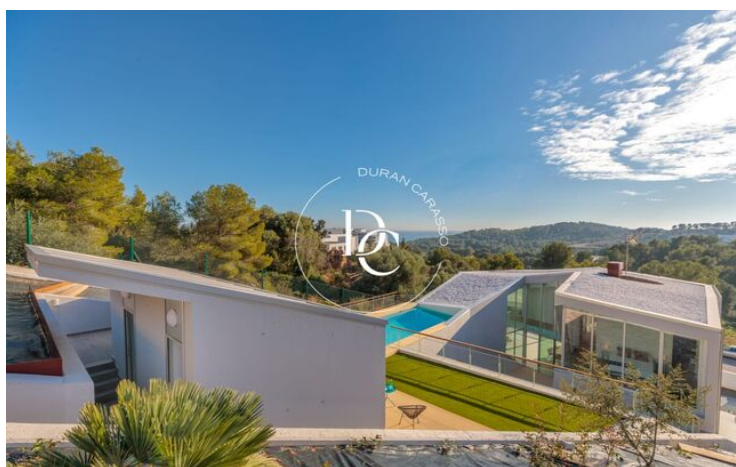
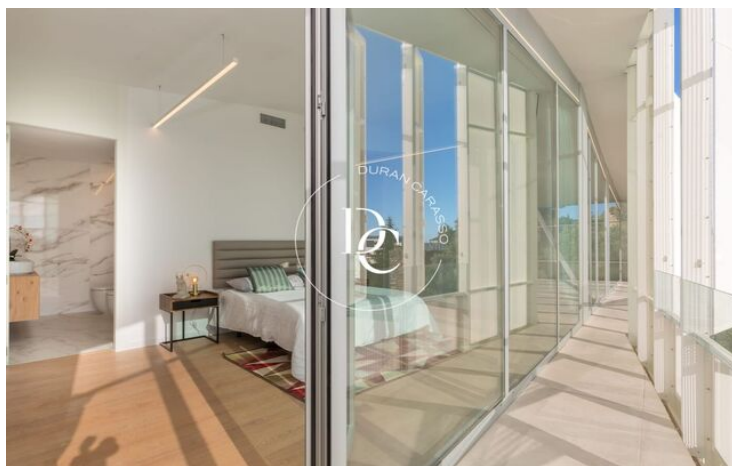
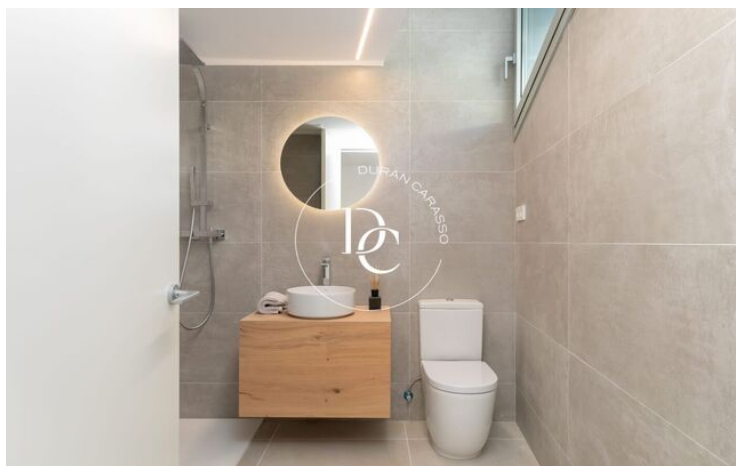
The house, which has 466 m<sup>2</sup> built and 395 m<sup>2</sup> useful, is distributed over two floors and a basement, where the parking is located, with room for 4 vehicles, storage room, laundry room, and machine rooms. It has an elevator on all floors.

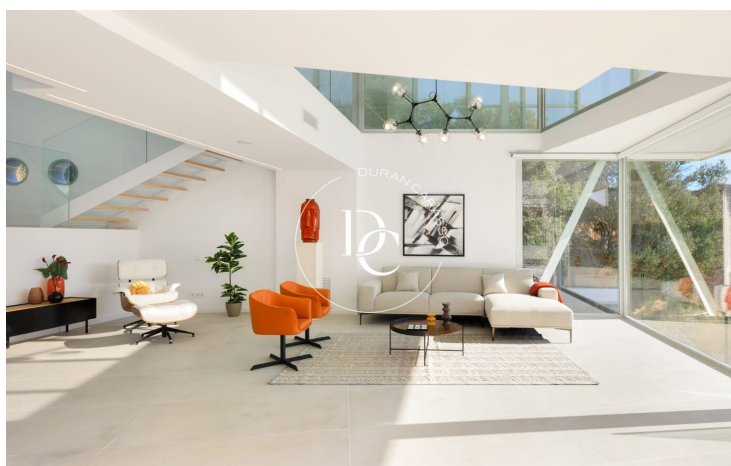
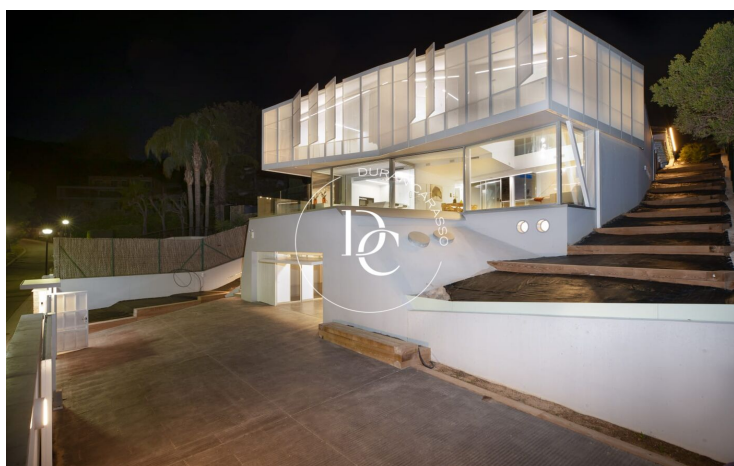
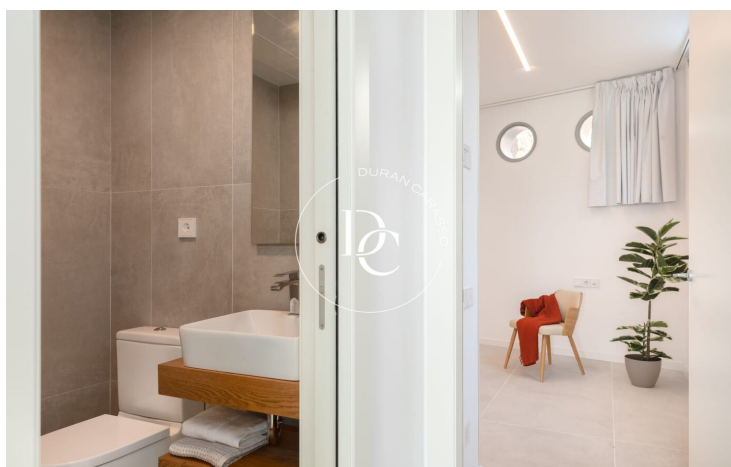
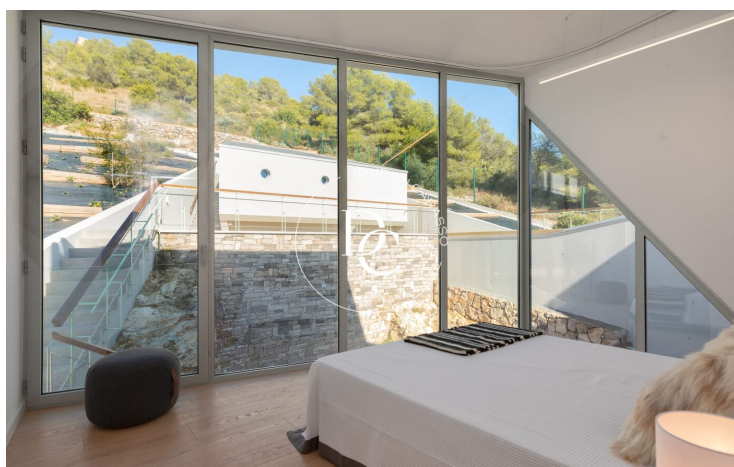
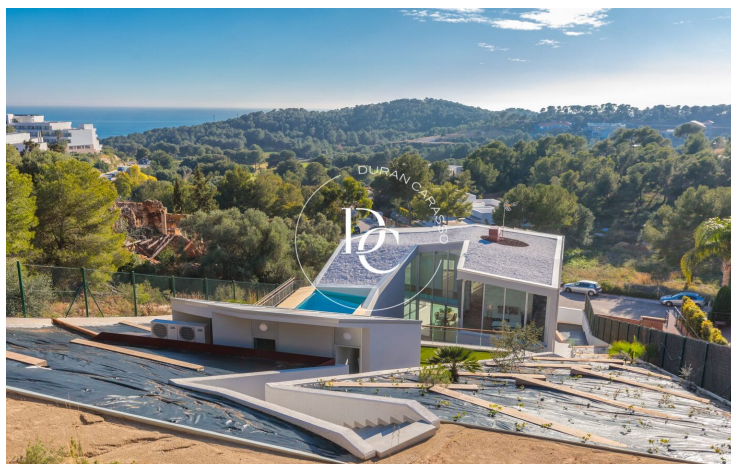
On the ground floor we find the living room of about 80 m<sup>2</sup>, with the open kitchen but with a sliding door that isolates it, with access to a large terrace with views of the sea and the forest.

It has 4 double bedrooms, 3 of them in suite with private bathroom.

All the rooms are exterior and very bright, the floor is made of natural oak with a wide slat and stoneware, depending on the room.

It has a pool surrounded by gardens, which can be seen from the living room. It also has a dressing room and bathroom for the pool. Heating and air conditioning by aerothermal and underfloor heating, built-in wardrobes, piped music, alarm and home automation. The house is located 5 minutes from the center of Sitges, very close to the bus station, Terramar Golf Club, international and national schools, gyms, etc.





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