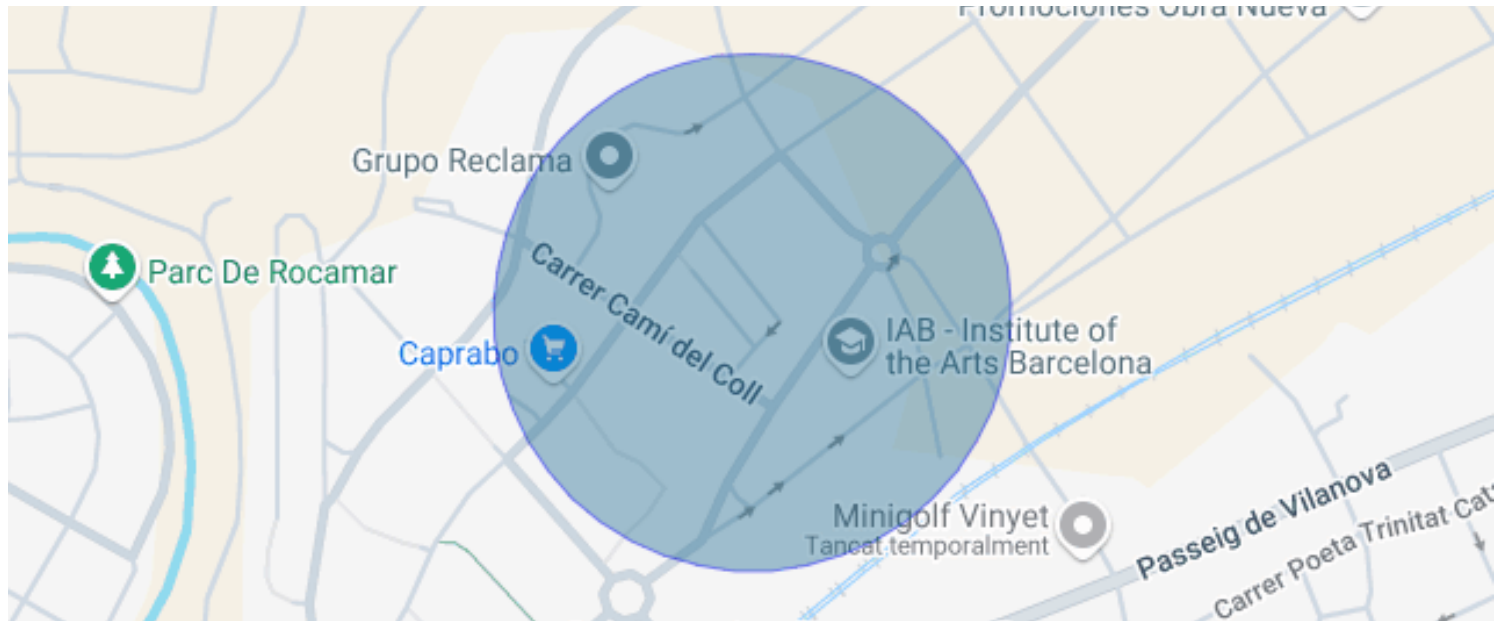




## CAN PEI DUPLEX / 200 M2 / SEA VIEWS

Can Pei / Sitges

<b>Price</b>	<b>€1,490,000</b>	✓ Pool	✓ Air conditioning
Sur. built	250 m <sup>2</sup>	✓ Heating	✓ Sea views
Sur. util	200 m <sup>2</sup>	✓ Backyard	✓ Lift
Bedrooms	4	✓ Fireplace	✓ Security
Bathrooms	3	✓ Parking	✓ Terrace
Energy classification	E	✓ Balcony	✓ Built in closets
Energy performance index	144.00 kw h/m <sup>2</sup> year	✓ Community pool	
Emissions rating	E		
Emissions	30.00 co/m <sup>2</sup> year		
Year of construction	2003		
Floor	4		



## Can Pei / Sitges

Beautiful duplex in the quiet area of Can Pei, it has 283 m2 built, with two large terraces facing south.

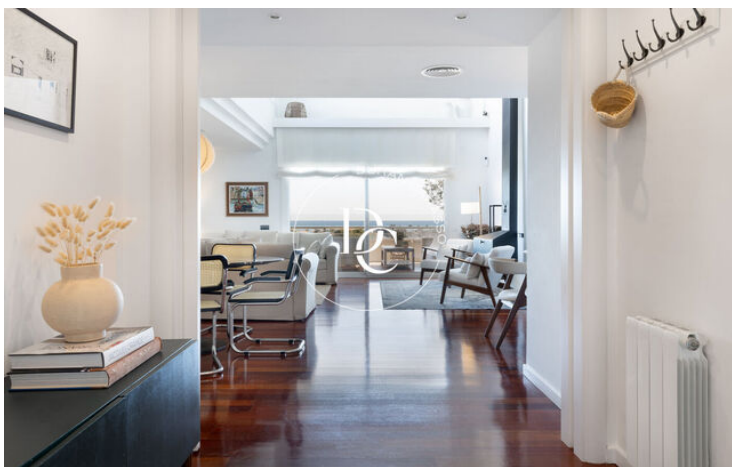
The house is distributed between two floors. Entering, we find a hall that leads to the kitchen on one side and the living room on the other. The kitchen has space for an office and is fully equipped. The living room, which has a double height with glass both at the level and in the double height, has spectacular light all day and access to a terrace of about 20 m2. In the night area we find a suite with a bathroom facing south, and two rooms in the north area, which share another full bathroom. Next, we find some stairs that lead to an open space, another small room and another complete bathroom with a shower and access to another terrace of about 25 m2.

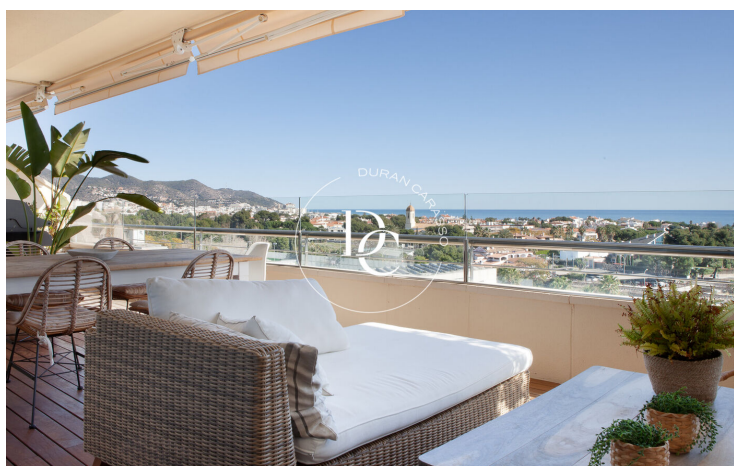
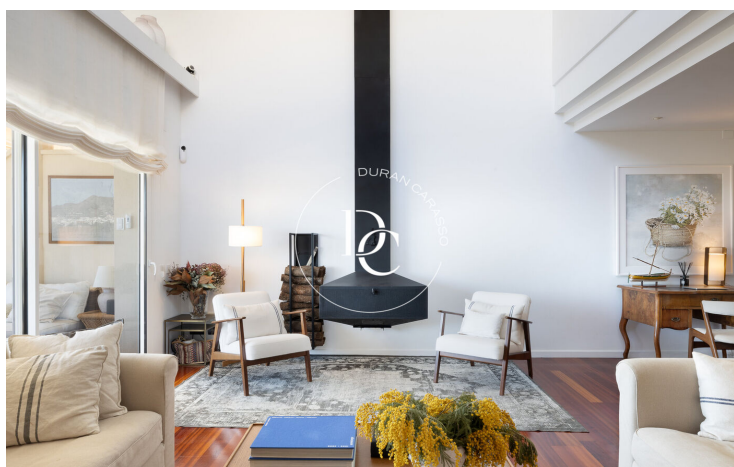
The terraces have spectacular views of the sea and the residential area of Terramar, so it is green and sea. It can be seen from the Melia hotel in Aiguadolç to the Terramar Golf Club.

The communal area has an adult pool and a round pool ideal for the little ones, since it covers about 50 cm and a large garden area, well-kept and illuminated parking of 17 m2 and private storage room of 10 m2.

The heating and hot water is by radiators and gas, the floor is parquet and the marble bathrooms, the shutters in the south area are electric.

Can Pei is a residential area, just 1200 m from the beach, very close to the town and well connected with schools and buses.





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.