



## EXCLUSIVE PROPERTY WITH CLASSIC DESIGN, PRIVACY, AND SEA VIEWS IN SITGES

Terramar / Sitges

<b>Price</b>	<b>€5,990,000</b>	✓ Pool	✓ Air conditioning
Sur. built	463 m <sup>2</sup>	✓ Heating	✓ Sea views
Sur. util	350 m <sup>2</sup>	✓ Backyard	✓ Fireplace
Bedrooms	7	✓ Security	✓ Gym
Bathrooms	8	✓ Parking	✓ Terrace
Plot	1.025 m <sup>2</sup>	✓ Balcony	✓ Built in closets
Energy classification	C	✓ Outside	
Energy performance index	94.00 kw h/m <sup>2</sup> year		
Emissions rating	C		
Emissions	16.00 co/m <sup>2</sup> year		
Year of construction	1940		



## Terramar / Sitges

At Durán Carasso, we present Casa Mercè Serrat, an architectural gem designed by renowned architect Josep María Martino y Arroyo in 1930, with Neocentist influences, located in the exclusive Terramar area of Sitges, a charming coastal city known for its natural beauty and cosmopolitan atmosphere.

This magnificent property of 1,025 m<sup>2</sup> is situated in a privileged location, with sea views from various areas of the house. The restoration has preserved its original charm, blending it with a modern and efficient approach.

Upon entering, you are greeted by a spacious hallway that leads to a large living room with a fireplace, a dining room, an integrated kitchen on the ground floor, two en-suite bedrooms with walk-in closets, and a guest toilet. On the second floor, in addition to the two master suites with walk-in closets and private terraces, there is a double bedroom with high ceilings, currently used as an office, which has access to a terrace with direct sea views. On this same level, there is also a living room, offering stunning sea views, enhancing the experience of tranquility and beauty on this floor.

From the second floor, enjoy direct sea views from the master suite, the living room, and the office, creating a unique atmosphere of serenity.

In the attic, there is a charming studio with an open kitchen and bathroom. The basement includes a laundry room, a gym with views, a game room, and a wine cellar.

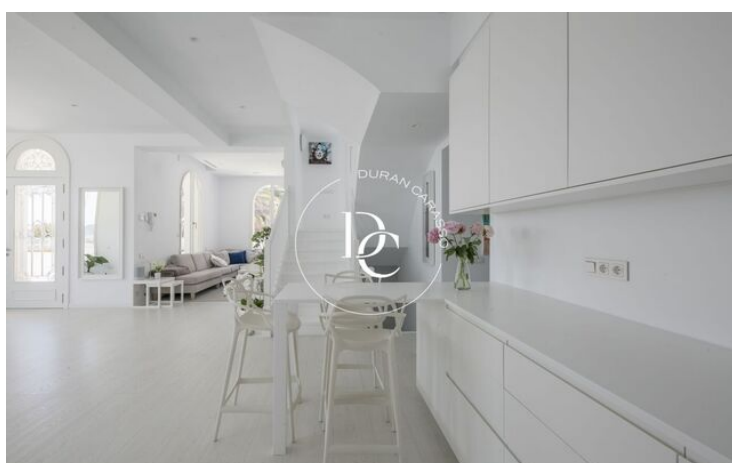
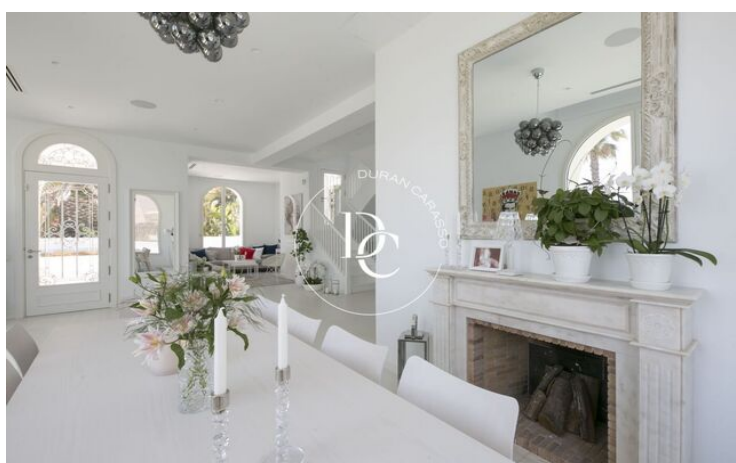
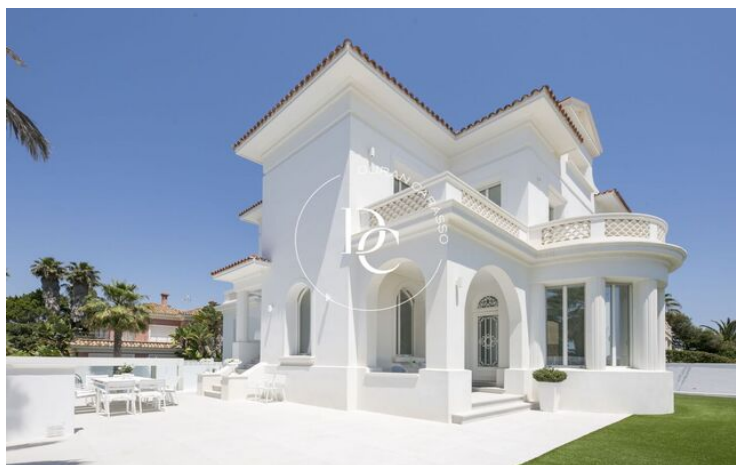
The exterior features different areas to enjoy various occasions and seasons of the year. The pool area includes an auxiliary space with an indoor kitchen, lounge, and a full bathroom, a play area, a large barbecue area, and an outdoor dining area, perfect for enjoying the benefits of Sitges' Mediterranean climate.

The exterior, with well-kept terraces and gardens, also features a lounge area next to the pool, perfect for relaxing or socializing, as well as a guest house for added privacy.

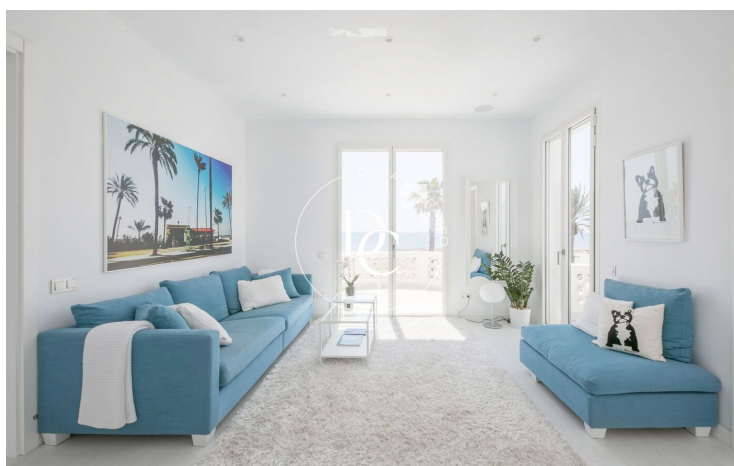
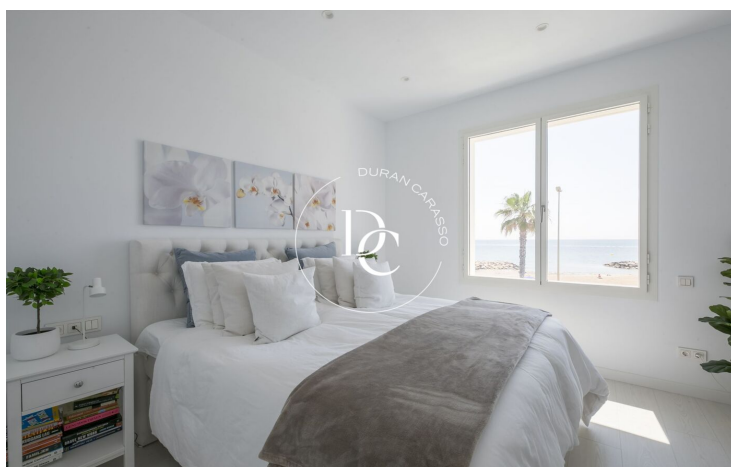
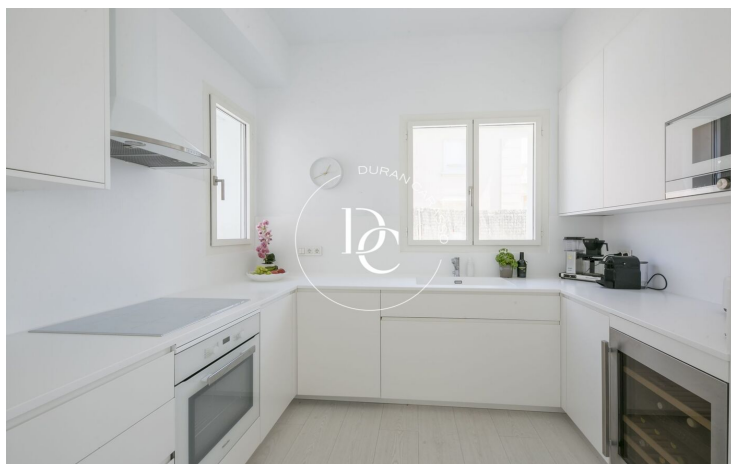
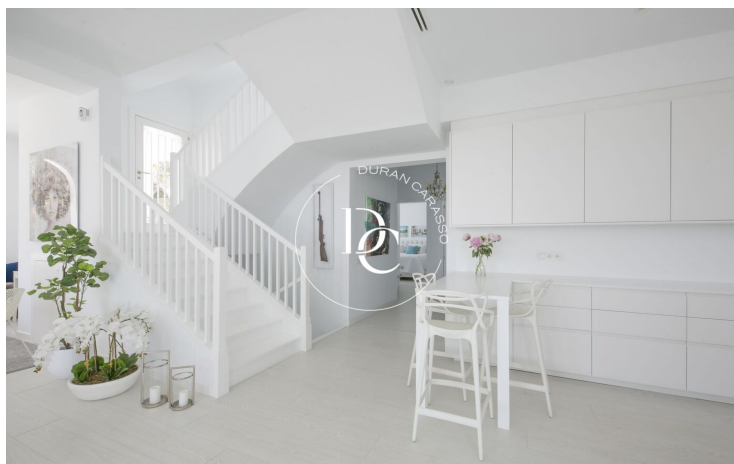
Sitges, with its relaxed and sophisticated lifestyle, is the perfect place for those seeking luxury, tranquility, and a privileged natural environment, with all services and activities within reach.

Contact us for more information and to arrange your visit.









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