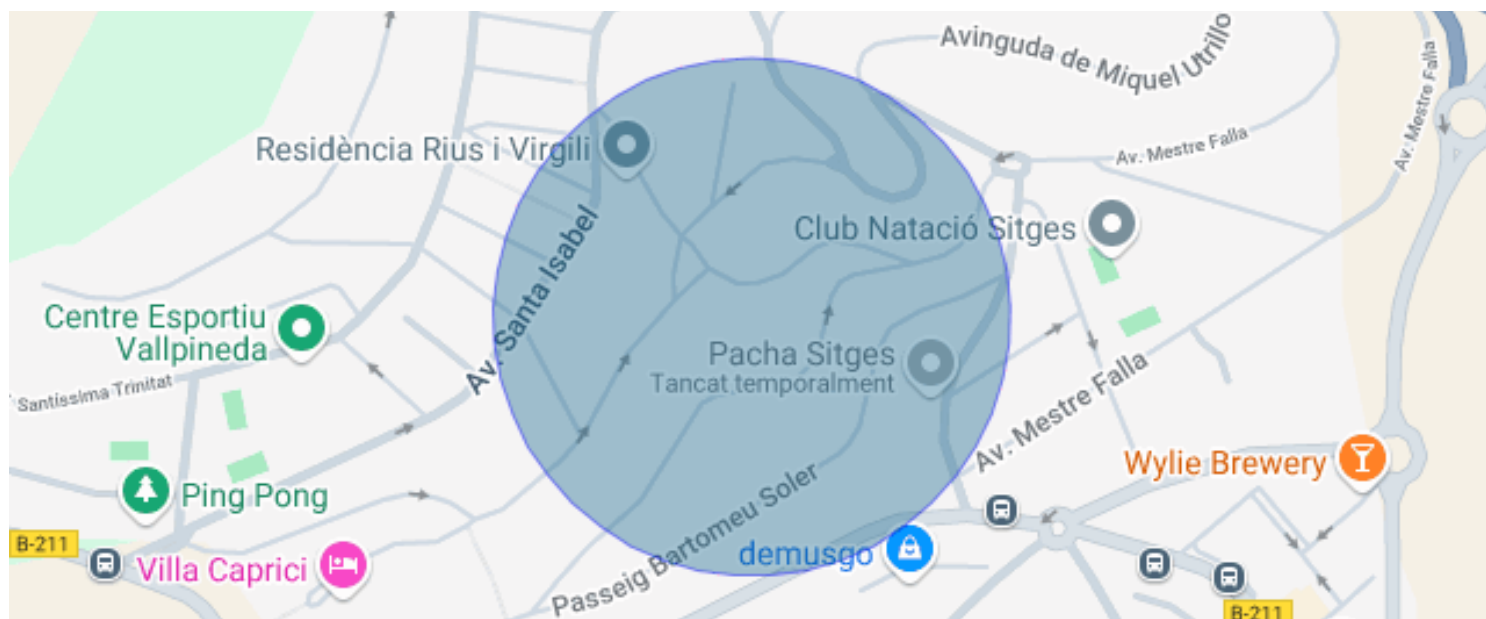




## EXCEPTIONAL HOUSE FOR SALE WITH SEAVIEWS

Vallpineda - Santa Bàrbara / Sitges

<b>Price</b>	<b>€2,460,000</b>	✓ Air conditioning	✓ Heating
Sur. built	627 m <sup>2</sup>	✓ Sea views	✓ Mountain views
Sur. util	428 m <sup>2</sup>	✓ Backyard	✓ Lift
Bedrooms	6	✓ Parking	✓ Terrace
Bathrooms	5	✓ Built in closets	✓ Outside
Plot	1.101 m <sup>2</sup>		
Energy classification	A		
Energy performance index	9.00 kw h/m <sup>2</sup> year		
Emissions rating	A		
Emissions	2.00 co/m <sup>2</sup> year		
Year of construction	1989		



## Vallpineda - Santa Bárbara / Sitges

The luxury of living on the Mediterranean coast.

Exceptional house with panoramic views of the sea and Sitges, located in the residential area of Vallpineda. The unique location provides privacy and unbeatable views. The exclusivity of the property is highlighted by the quality of the recent refurbishment.

Upon entering the interior of the house, the spaciousness of the floor stands out through the open living space with access to the generous porch of the main garden. The minimalist kitchen, custom-designed, connects the exterior through a large panoramic window, with a separate pantry area that provides access to the laundry area. Completing the layout of the floor is a single bedroom with an elegant full bathroom and access to the upper floors via an original marble staircase.

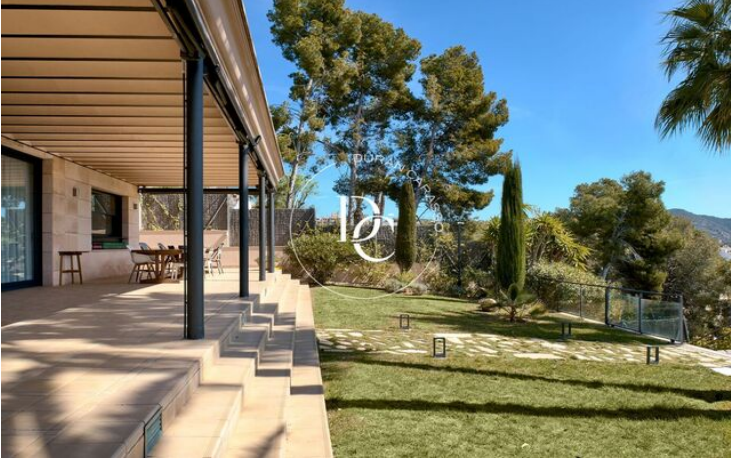
On the first floor, a central living space consists of three double bedrooms. The master suite features a freestanding bathtub and an open shower with views, offering a space of peace and relaxation. There is also a room functioning as a dressing room, a double bedroom sharing a full bathroom with the third room, currently used as an office. Both bedrooms have ample storage space. The terrace on this floor provides an outdoor enjoyment area.

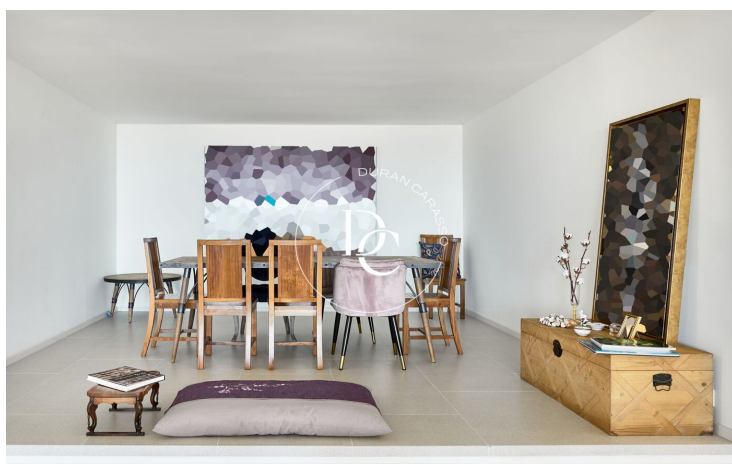
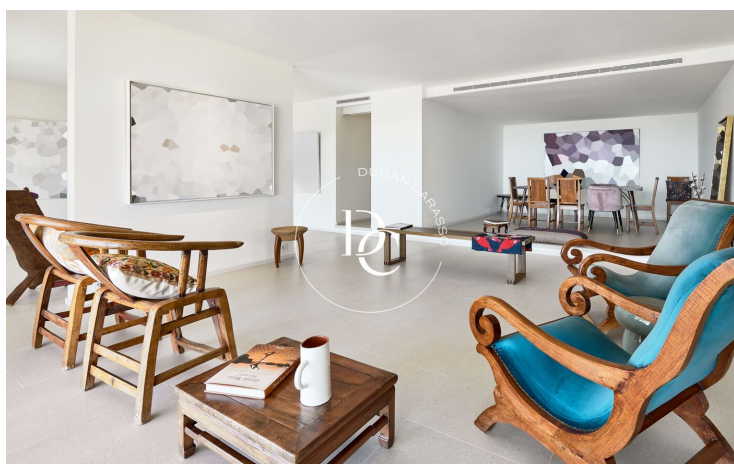
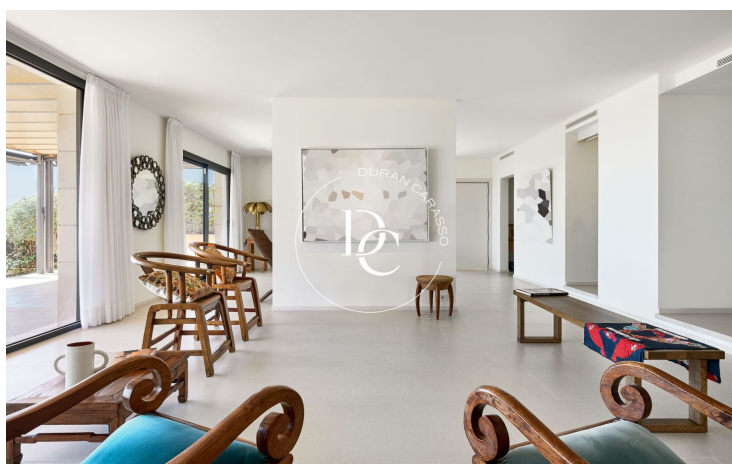
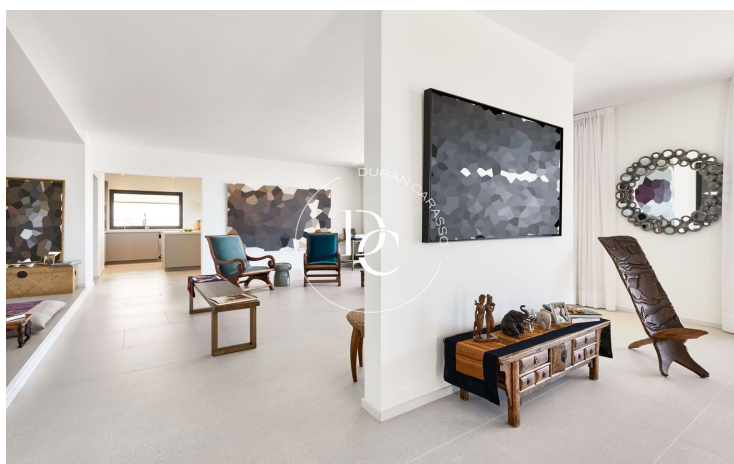
The second floor, with large panoramic windows, comprises a spacious multipurpose area, a gym area, a double bedroom with an ensuite bathroom, and an interior atrium that brings in natural light.

The property includes a double-height studio currently used as a creative space, connected to a pleasant botanical garden. It offers flexibility depending on the desired functional program; it could be transformed into a guest apartment or an ideal workspace or even generate an upper floor.

The landscaping of the property consists of various areas: the garden area with a pool, a chill-out area, and a sun deck; the porch area with several automatic canopies for outdoor dining; and the botanical garden in the northwest area of the house, providing serenity and creating spaces for different moments of the day.

With the highest energy certification, the house is equipped with aerothermal systems with inverter A/C and underfloor heating and osmosis, chosen for comfort and high energy efficiency. It also features a convenient elevator accessing...





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