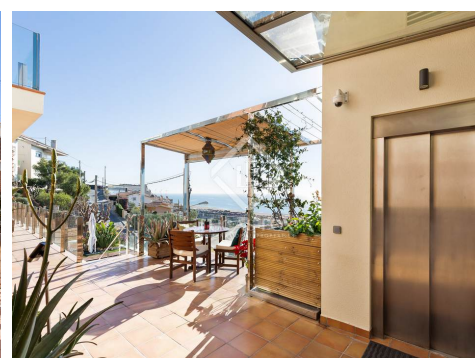
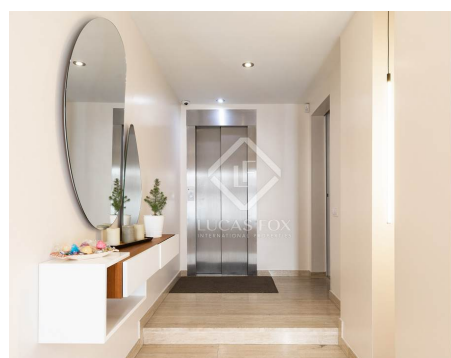
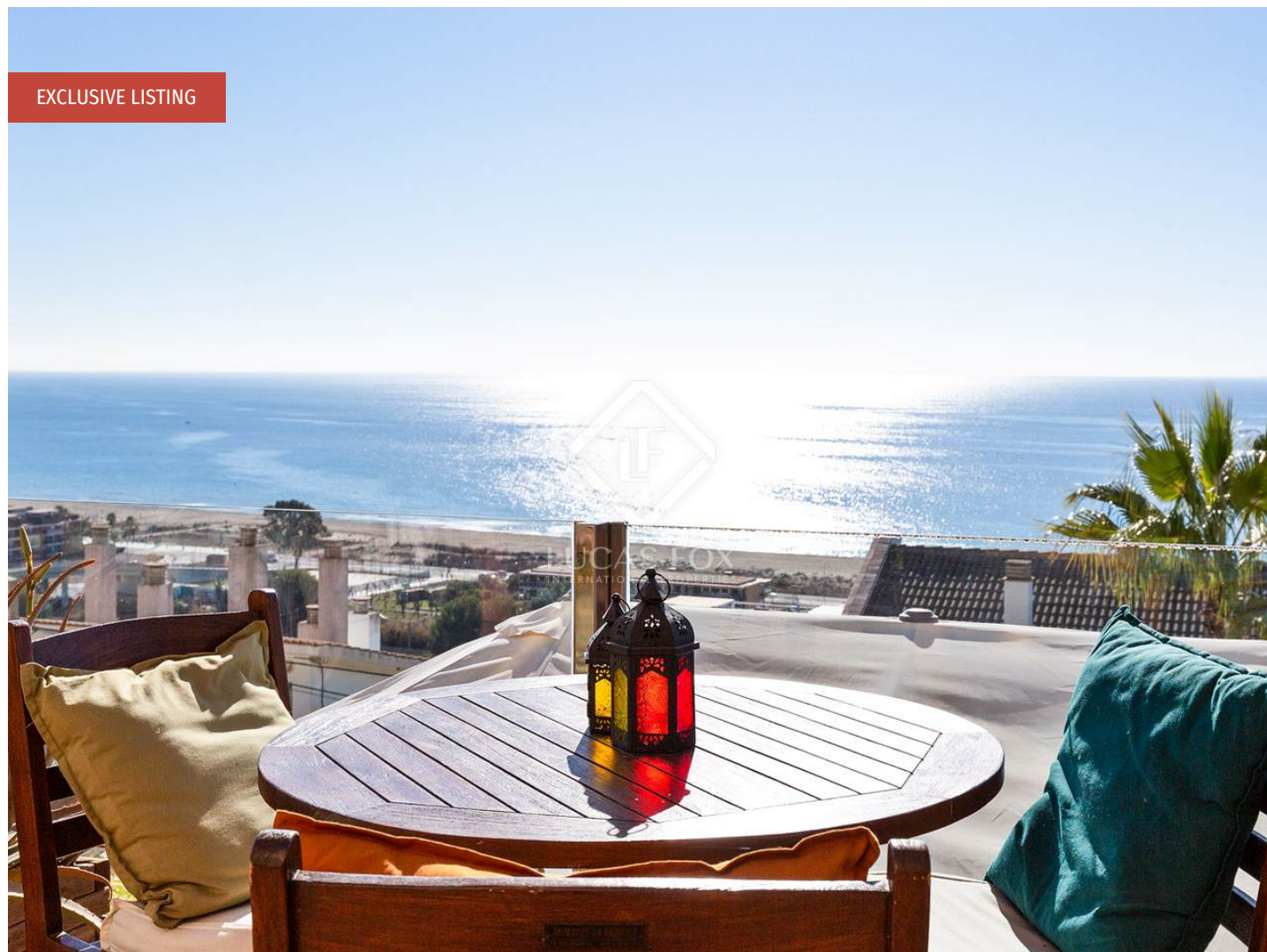


€2,500,000 House / Villa - For sale - Exclusive listing

Excellent 6 Bedroom house / villa for sale in Rat-Penat, Barcelona

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

6	5	411m²	488m²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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OVERVIEW

Luxury villa of 411 m² with 6 bedrooms, 5 bathrooms, lift, swimming pool, sauna and dream views in Les Botigues de Sitges

We exclusively present this magnificent residence located in the prestigious residential neighbourhood of Garraf 2.

For privacy reasons, room images have been removed.

With an impressive area of 411 square meters, this house has seven large bedrooms and five elegant bathrooms, offering extraordinary luminosity thanks to its perfect orientation towards the south. This property is truly unique, with unparalleled views of the majestic Mediterranean Sea.

Lift access is located at street level, also providing an entrance to the garage with capacity for two vehicles.

Upon entering the residence, we ascend to the first floor, where we are welcomed by an independent studio complete with an equipped kitchen, a full bathroom, a cozy living room and a large double bedroom with access to a terrace that offers sea views. This makes it a perfect space to house an employee or visitor, providing complete privacy to the main residence.

Through an elegant lift, we ascend to the main floor, which welcomes us with exceptional views. Here, we find a double guest bedroom, a full bathroom, a spacious living-dining room, a recently renovated and fully equipped kitchen, an additional dining room, a wine cellar and a practical utility room. This entire floor opens onto a large terrace with an outdoor dining area and barbecue area. Descending some stairs, we reach the beautiful pool and find an additional separate kitchen with a kitchenette for added convenience near the pool. Right next door, we enjoyed a luxurious spa space with a sauna and another full bathroom. Finally, there is a second outdoor dining room.

From the living room, we go up to the upper floor, where the bedroom area is located with two double bedrooms (with access to the same terrace), a full bathroom and another main room with its splendid private terrace and a luxurious bathroom with spa and sauna. This floor is completed with a gym that offers access to a solarium with 360-degree panoramic views.



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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Spa, Jacuzzi, Private garage, Gym, Lift, Natural light, Parking, Well, Views, Storage room, Renovated, Panoramic view, Open kitchen, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony, Alarm, Air conditioning

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This property is equipped with the most exclusive finishes and amenities, including floor heating, central air conditioning in all areas, marble floors and an alarm system. Additionally, the exterior of the property is surrounded by beautiful fruit trees. The kitchen was recently remodeled with furniture from the prestigious German company Poggenpohl and Gaggenau brand appliances. It has home automation on the ground floor, where the kitchen and dining room living room are located.

The pool uses salt system instead of chlorine. On the property, there are 11 fruit trees with a drip irrigation system. The washer and dryer are new and from Bosch, and there are ceiling fans in all rooms. In addition, there are security cameras and an alarm system. In the rest area next to the pool, there is an American refrigerator and a utility room, as well as space for a bar. The property also has a general softener and an osmosis filter in the main kitchen and the pool.

The rental option with the right to purchase is considered.

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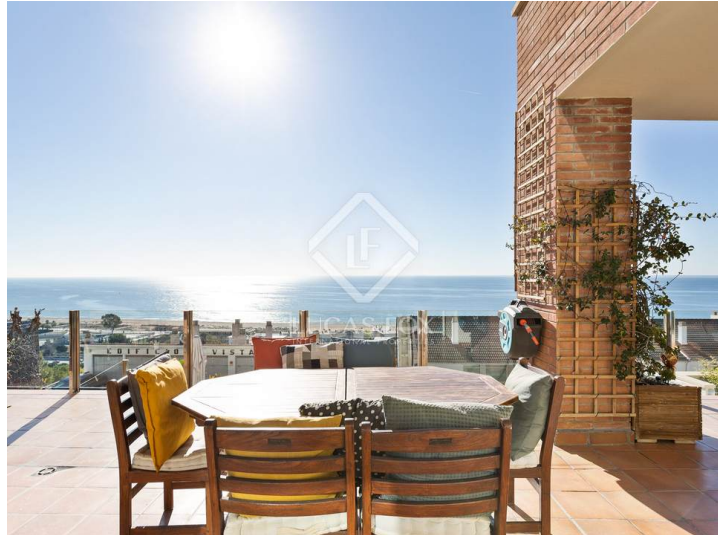
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