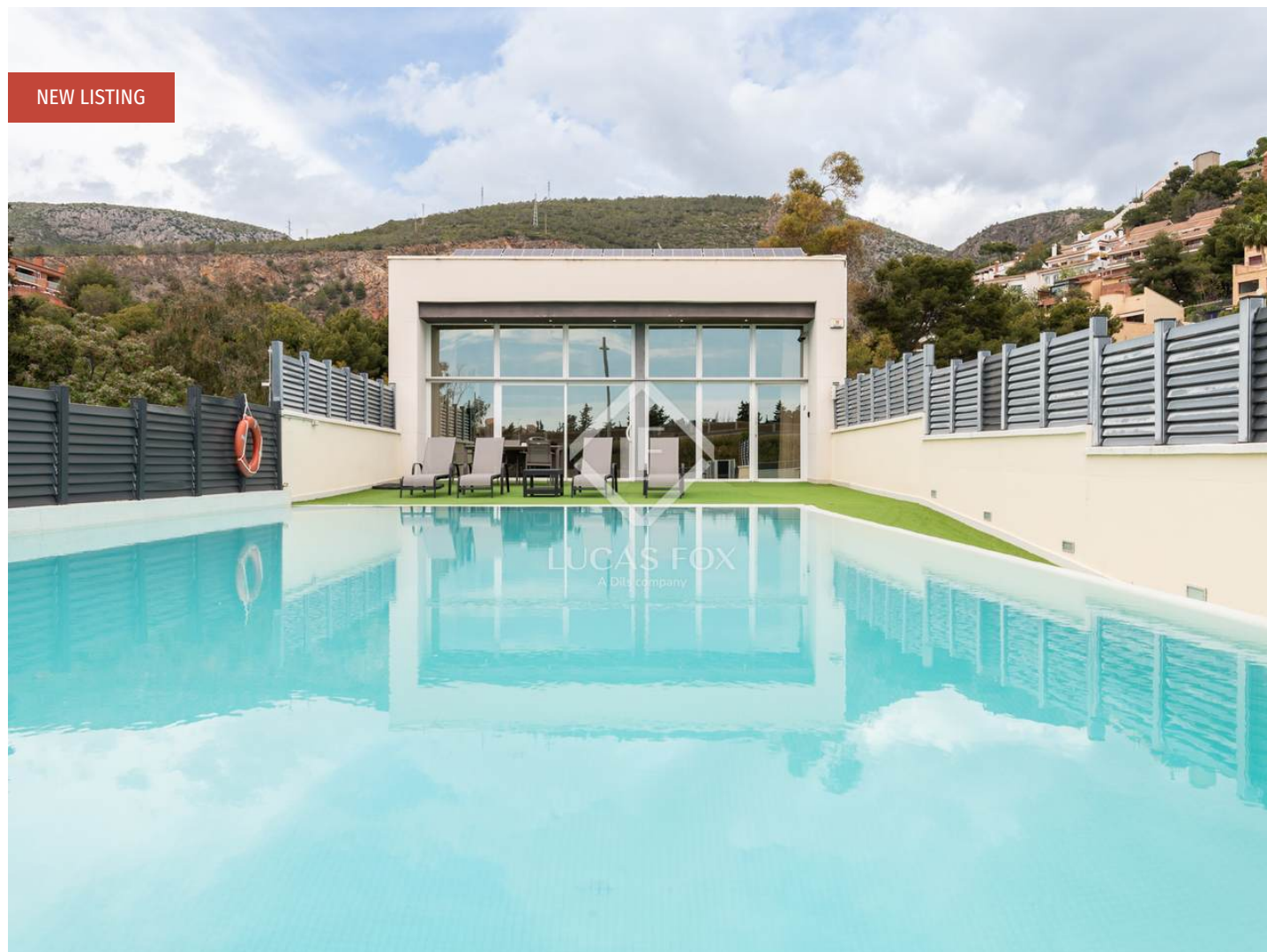


€1,890,000 House / Villa - For sale - New listing

## Excellent 8 Bedroom house / villa for sale in El Poal, Barcelona

Spain » Barcelona » Castelldefels » El Poal » 08860

<b>8</b>	<b>5</b>	<b>475m<sup>2</sup></b>	<b>784m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

## Magnificent villa with tourist license located 5 minutes from the beach

Lucas Fox presents this exclusive 475 m<sup>2</sup> villa on a 950 m<sup>2</sup> plot, located in Les Botigues de Sitges, one of the most privileged areas between Castelldefels and Sitges, just a 5-minute walk from the beach. A unique property that combines an exceptional Mediterranean lifestyle with an excellent investment opportunity.

The villa has a tourist license and offers an approximate annual return of 10%, making it an ideal option for both investors and those seeking a second home with a guaranteed income. Thanks to its flexible layout, it can be divided into three separate residences, significantly increasing its development potential.

On the upper floor, we find a property with 3 bedrooms and 2 bathrooms, ideal for families or groups. Its recreational spaces are notable, such as the games room with a pool and poker table, and a large exterior pool surrounded by areas and terraces. The master suite includes a private hydromassage Jacuzzi, and exterior, there is a barbecue area and private parking.

On the ground floor, there is another independent property with 4 bedrooms and 2 bathrooms, designed for relaxation and comfort. Its distinctive feature is an elegant indoor pool with a waterfall, perfect for year-round enjoyment. This floor also has its own barbecue area and private parking.

Additionally, the property features a separate one-bedroom apartment with a private terrace, barbecue, and parking space, ideal for guests or as an additional rental unit.

Among its exclusive features, the villa also offers a new jacuzzi, which will be installed in the coming weeks, increasing the enjoyment and attractiveness of the property as a vacation rental. Built in 2016, the property is in excellent condition and ready to move into or rent immediately.

Its strategic location, between Barcelona and Sitges, guarantees tranquility, proximity to all amenities, the marina and the best beaches in the area, with high demand throughout the year.

A unique opportunity to invest in quality of life and profitability on the Garraf coast.



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Terrace, Swimming Pool,  
Indoor swimming pool,  
Heated swimming pool, Garden, Jacuzzi,  
Parking, Modernist building, Well,  
Transport nearby, Storage room,  
Renovated, Near international schools,  
Heating, Exterior, City views, Chill out area,  
Barbecue, Balcony, Alarm, Air conditioning

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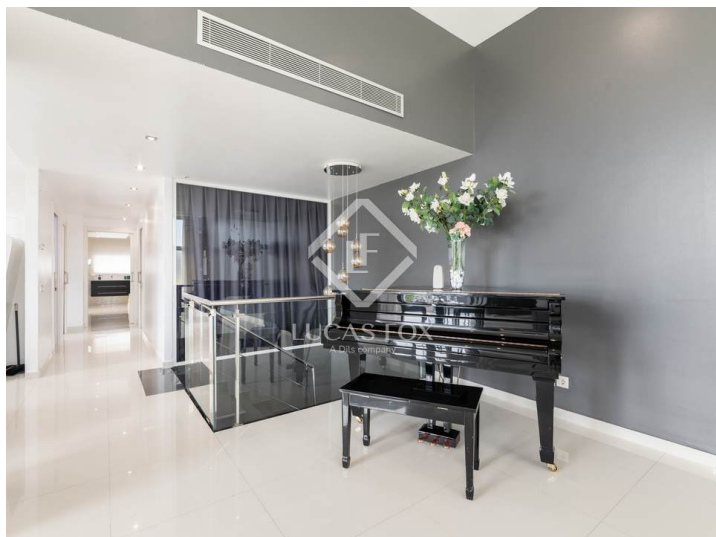
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