

€785,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment for sale in Rat-Penat, Barcelona

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

3 Bedrooms    2 Bathrooms    153m<sup>2</sup> Floorplan

New listing



Contact us today for more information or to arrange a viewing

+34 930 231 984 · gava@lucasfox.com · lucasfox.com · Avenida del Mar, número 3 local 2, Gavà – Barcelona, Spain

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### Bright apartment in Botigues de Sitges with stone building architecture and a cool atmosphere in summer

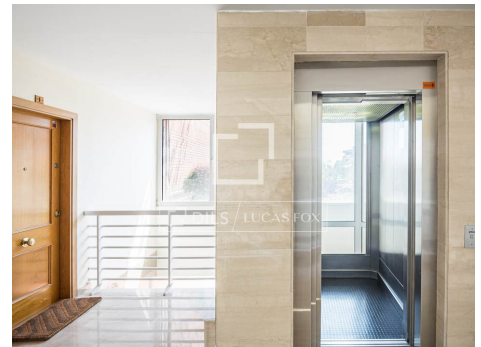
Located in the quiet and exclusive Les Botigues area of Sitges, this beautiful 3-bedroom, 2-bathroom apartment offers a relaxed Mediterranean lifestyle with all the comforts of a modern home. The property is in excellent condition and stands out for its bright, airy spaces, functional layout, and incredible outdoor areas.

Undoubtedly, one of the property's highlights is its spacious private terrace, perfect for enjoying long summer afternoons with family and friends. It features a barbecue area and more than enough space to create an exterior dining room and a chill-out area, making it a true extension of the property.

The building boasts an attractive modernist style, with natural stone walls that help maintain a cool and pleasant temperature during the warmer months. It also features an elevator and two private parking spaces, a rare and highly valued amenity in the area.

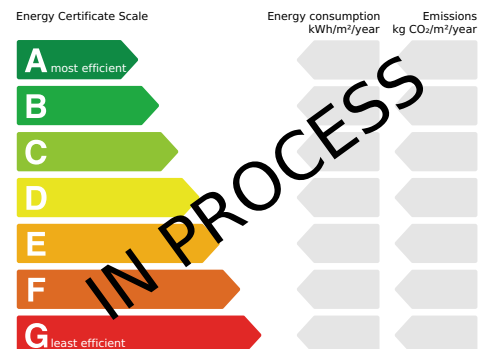
The communal areas offer a true private resort feel. Residents can enjoy two swimming pools, two paddle tennis courts, a tennis court, and a basketball court, as well as showers, changing rooms, and a communal refrigerator area, ideal for spending the day enjoying the outdoors.

- Energy rating: pending
- Reference for the certificate of occupancy: in process
- Sale price: €785,000 (the applicable ITP tax, as well as notary fees, registration fees and other costs associated with the sale, are not included in the price)
- Condition of the transferor: does not have the status of a large property owner
- Marketed by: Dils Lucas Fox (LUCAS FOX BARCELONA COAST, SL, CIF B66509753)
- AICAT Number: 12867



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Sea views, Terrace, Swimming Pool, Garden, Tennis court, Private garage, Concierge service, Lift, Padel court, Natural light, Parking, Modernist building, Views, Utility room, Storage room, Security, Playground, Panoramic view, Near international schools, Heating, Gated Community, Exterior, Equipped Kitchen, Chill out area, Basketball Court, Barbecue, Balcony, Alarm, Air conditioning



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