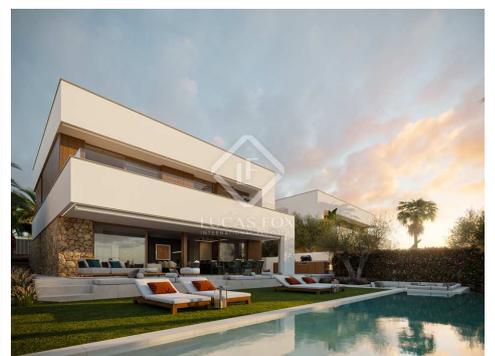
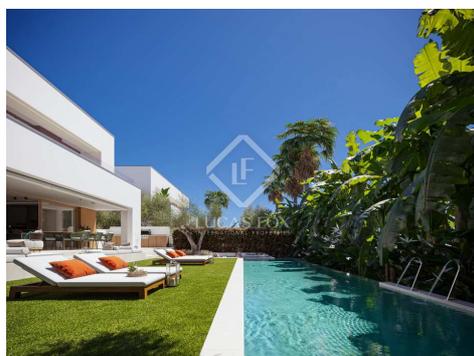


€2,550,000 House / Villa - For sale - New listing

## New build 4 Bedroom house / villa with 234m<sup>2</sup> garden for sale in Vallpineda

Spain » Barcelona » Sitges » Vallpineda / Santa Barbara » 08870

<b>4</b>	<b>6</b>	<b>486m<sup>2</sup></b>	<b>91m<sup>2</sup></b>	<b>234m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Spacious and bright 4-bedroom villa with a 234 m<sup>2</sup> garden with pool, chill-out area and garage and with the option of a spa for sale in a development with a home club in Vallpineda

Lucas Fox is pleased to present the exclusive CalaBlanca development, a project with luxury villas designed following Passive House standards, which is located in one of the best residential areas of Sitges, Vallpineda. The development enjoys an exclusive location next to the beach and with sea views, but with all amenities within walking distance and just 30 minutes from Barcelona.

The villa has a contemporary design, with natural materials such as stone and wood used in various decorative coverings. The main rooms enjoy large floor-to-ceiling windows that allow in abundant natural light and offer access to the various outdoor spaces, whether the garden or the terraces.

This 480 m<sup>2</sup> villa has four bedrooms and six bathrooms distributed over three floors.

The main floor houses the day area in an open-plan space, with the living room, the reading area, the dining room and the kitchen with a central island in the same room, to maximize the spaciousness. The entire room has access to the exterior, through large floor-to-ceiling windows that also provide abundant natural light. The floor is completed with a bedroom with its private bathroom, a guest toilet and a storage room.

The upper floor houses the night area, with two single bedrooms, a full bathroom and the main bedroom with its private bathroom and dressing room. The three bedrooms enjoy access to a large terrace with a solarium area with impressive views of the sea.

On the other hand, the lower ground floor has a garage with capacity for several vehicles and a multipurpose room, which could be used as a gym, wine cellar, home theater or games room, among other options. Other rooms such as two bathrooms, a storage room and a machine and laundry room complement the space. For this villa, the buyer is offered the option of implementing an improvement with the creation of a spa area with an indoor pool and bathroom on the lower ground floor.



[lucasfox.com/go/sit50022](https://lucasfox.com/go/sit50022)

Sea views, Terrace, Swimming Pool, Garden, Private garage, Natural light, High ceilings, Parking, Wheelchair access, Views, Utility room, Transport nearby, Storage room, Security, Playroom, Panoramic view, Open kitchen, New build, Interior, Heating, Gated Community, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Chill out area, Balcony, Alarm, Air conditioning

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The property enjoys a large plot, with a beautiful landscaped garden and saline chlorination pool, as well as several porches, a barbecue area and a chill-out area with an exterior fire.

This exclusive villa includes the best qualities and finishes, such as Linkfloor Feudal interior and exterior flooring in imitation wood and porcelain, security access door, solid white lacquered doors, lift that connects the different floors, as well as a cantilevered wooden staircase. , built-in wardrobes, video intercom and LED lighting, among others.

The open-plan kitchen with center island comes fully equipped with Bosch appliances and Xtone worktop. The bathrooms include all the equipment, such as Noken brand taps and toilets.

The property enjoys a design that follows the Passive House guidelines, which ensure efficiency, energy savings and sustainable construction. To do this, natural light is used, great insulation and great humidity and temperature control are offered. These means include PVC exterior carpentry with thermal break and triple glazing, SATE insulation, ducted heating and cooling system, ventilation system with heat recovery, installation of solar panels, aerothermics for water production. hot sanitary. All of this can be controlled through a home automation system.

The development enjoys a 24-hour concierge and security service. In addition, it has a project for the creation of a home club, with communal areas such as a community pool, sports facilities, a wellness area, several terraces, a terrace area and a bar area, among other amenities, with exclusive access for residents.

Get in touch for more information.

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