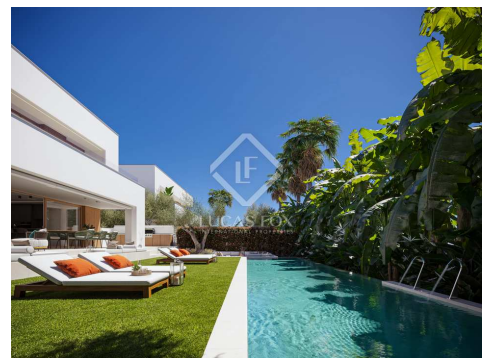
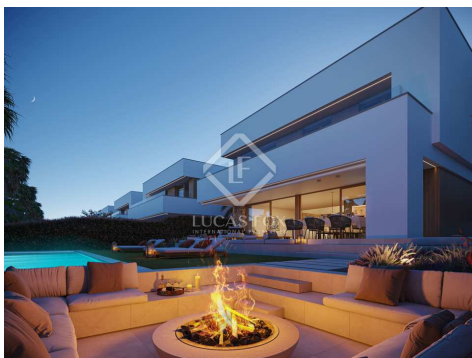


€2,550,000 House / Villa - For sale - New listing

New build 4 Bedroom house / villa with 254m² garden for sale in Vallpineda

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

4	6	486m²	91m²	254m²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Contact us today for more information or to arrange a viewing

+34 935 952 550 • sitges@lucasfox.com • lucasfox.com • Calle Major, 34, Sitges, Spain

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

New build 4 Bedroom house / villa with 254m² garden for sale in Vallpineda

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

4	6	486m²	91m²	254m²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden

OVERVIEW

Incredible new build villa with 4 bedrooms with a 254 m² garden with chill-out area, swimming pool and garage 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 has 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 m² 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, dining room and kitchen with central island and office 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 and a guest toilet.

The upper floor houses the night area, with a double bedroom , a single bedroom , 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 room complement the space.

The property enjoys a large plot, with an extensive landscaped garden that covers three of the facades of the property and a salt chlorination pool, as well as several porches, a barbecue area and a chill-out area with an exterior fire.



lucasfox.com/go/sit50024

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

Contact us today for more information or to arrange a viewing

+34 935 952 550 • sitges@lucasfox.com • lucasfox.com • Calle Major, 34, Sitges, Spain

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

New build 4 Bedroom house / villa with 254m² garden for sale in Vallpineda

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

4	6	486m²	91m²	254m²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden

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 bridge 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.

Contact us today for more information or to arrange a viewing

+34 935 952 550 • sitges@lucasfox.com • lucasfox.com • Calle Major, 34, Sitges, Spain

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

New build 4 Bedroom house / villa with 254m² garden for sale in Vallpineda

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

4	6	486m²	91m²	254m²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

Contact us today for more information or to arrange a viewing

+34 935 952 550 • sitges@lucasfox.com • lucasfox.com • Calle Major, 34, Sitges, Spain