

€849,000 Apartment - For sale - Exclusive listing

## Your seaside retreat: a luxurious 3-bedroom apartment in Vinyet, Sitges

Spain » Barcelona » Sitges » Can Girona / Terramar / Vinyet / Can Pei » 08870

**3** Bedrooms  
**2** Bathrooms  
**74m<sup>2</sup>** Floorplan



Contact us today for more information or to arrange a viewing

+34 935 952 550 • [sitges@lucasfox.com](mailto:sitges@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Calle Major, 34, Sitges, Spain

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### OVERVIEW

## Recently renovated apartment with 3 bedrooms, swimming pool and parking, for sale in the exclusive Vinyet area of Sitges.

Lucas Fox exclusively presents this recently renovated luxury apartment in a tranquil seafront community, steps from the emblematic Sofia Avenue, in the coveted Vinyet area of Sitges.

This corner apartment is bathed in natural light, with most windows facing east, capturing perfect morning sunlight. The modern design features high-quality oak parquet with underfloor heating, double-glazed aluminium windows with thermal insulation, and advanced soundproofing—offering both comfort and style.

### Comfort and Climate Control

- Gas underfloor heating throughout with 5 independent climate zones, enhancing energy efficiency and eliminating radiators.
- Double-glazed windows with RPT (Thermal Bridge Break) for superior insulation.
- Acoustic and thermal insulation in ceilings and walls for a serene atmosphere.
- Quooker faucet providing boiling, filtered cold, and sparkling water, reducing plastic waste and improving cooking efficiency.
- 2 Daikin air conditioning units for year-round climate control.

Perfectly situated for those who dream of living by the beach, breathing pure air, and enjoying the vibrancy of town life, this apartment boasts all the amenities you need for an exclusive lifestyle. The comprehensive renovation includes new plumbing and drainage. The welcoming hallway serves as a multifunctional space—ideal for a home office, gym, or private cinema.

The open-plan living room integrates seamlessly with the bespoke kitchen, featuring top-of-the-line appliances, built-in fridge, washer-dryer, and Quooker faucet. Floor-to-ceiling cabinetry maximizes storage while maintaining a sleek aesthetic. For lovers of winter warmth, the living room is ready to install a fireplace and enjoy a cozy atmosphere.

The private terrace extends the living space, perfect for entertaining or relaxing, with views of the communal garden and the Vinyet's lush greenery.



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Swimming Pool, Concierge service, Lift, Natural light, Parking, Open kitchen, Heating, Gated Community, Exterior, Air conditioning

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### Services and Community

- Concierge service 6 days a week.
- Peaceful community of 24 residents, with no short-term tourist activity.
- Tourist license included.
- Automatic doors and direct access to the Passeig Maritim Promenade and beaches.
- Surrounded by boutiques and eateries.

### Common Areas and Outdoors

- 2 private terraces offering privacy and scenic views.
- Expansive communal terrace with sea views—ideal for sunbathing, yoga, or reading.
- 2 communal swimming pools set in a Mediterranean garden.
- Communal party room for private events.
- On-site parking and dedicated storeroom.

### Equipment and Technology

- 3 double bedrooms, including one ensuite, with two rooms opening onto the east-facing balcony.
- 2 luxurious bathrooms with Grohe fixtures and bidet functions.
- Living room designed with premium materials.
- Multifunctional home office area.
- Dimmable lighting with chromotherapy options.
- Smart home and home cinema ready.
- Large sliding door to easily separate and integrate the entrance and living room.

This apartment blends contemporary design, cutting-edge technology, and comfort in Sitges' finest seafront location

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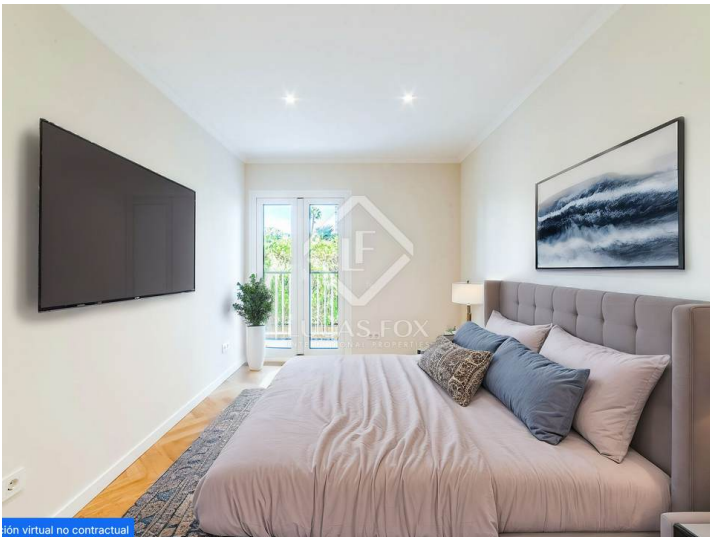


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