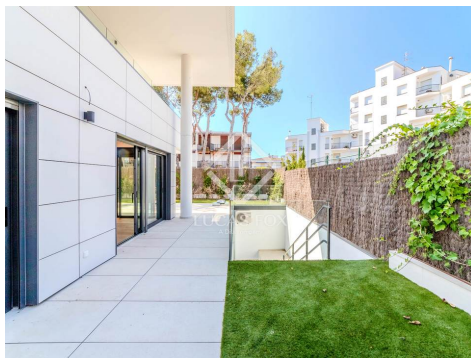
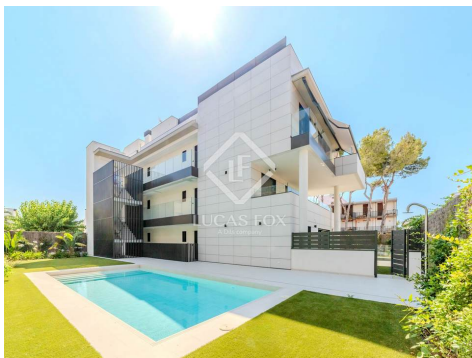


€1,600,000 Apartment - For sale - New listing

Sunny Ground Floor Property with Garden, Pool, Garage and Versatile Private Basement Space in Sitges

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

3	3	174m ²	185m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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

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Sunny Ground Floor Property with Garden, Pool, Garage and Versatile Private Basement Space in Sitges

Modern new-build in Sitges with garden, terrace, pool, garage and private basement. Walk to the beach and town. A prime home or rental investment.

Welcome to this elegant and open floorplan in the heart of Sitges, nestled in one of the town's most sought-after addresses — Avenida Sofia. Part of an exclusive 2024 new development, this high-end home beautifully combines elegant design, energy efficiency, and modern coastal living.

As you enter this ground-floor residence, you're immediately welcomed by a sense of openness, warmth, and light. The main entrance opens into a bright living and dining area, where floor-to-ceiling glass doors frame views of the wraparound garden and fill the space with natural sunlight. The connection to the outdoors is seamless—step out onto the generous terrace, ideal for morning coffee, evening wine, or dinners under the Sitges sky. The terrace wraps around to an expansive private garden, giving you direct access to the community swimming pool.

Back inside, the kitchen is sleek and functional, opening onto the living space, allowing for both casual family meals and effortless entertaining. The design emphasizes clean lines, neutral tones, and high-quality finishes that reflect the home's modern, upscale appeal.

Just off the main living area, you'll find the primary bedroom suite, complete with built-in wardrobes and large windows overlooking the garden. A second bedroom and a stylish full bathroom sit adjacent, offering comfort and flexibility for family, guests, or even a dedicated office.

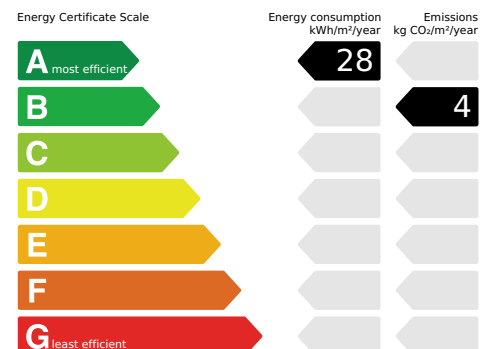
What truly sets this home apart is what lies just below...

Descend a private internal staircase to the unique 37m² sublevel area—a fully finished space with its own full bathroom, climate control, and independent access to the private underground parking. This area opens up endless possibilities: a home gym, creative studio, separate rental unit, guest suite, or even a peaceful work-from-home escape. With its clean cut and modern design, this is a rare opportunity to own a versatile, turnkey property in one of Sitges' most desirable locations.



lucasfox.com/go/sit61160

Swimming Pool, Garden,
Private garage, Lift, Parking,
Storage room, Open kitchen,
New build, Exterior, Equipped Kitchen,
Double glazing, Built-in wardrobes,
Air conditioning



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