

Prices from €2,200,000 New development
SJD48678 Houses / Villas, Esplugues, Barcelona

A new development of Houses / Villas for sale in Esplugues, Barcelona with a starting price of €2,200,000, 3 Houses / Villas available

Q1 2025	3	5.0	300m²	Granted
Completion	Units available	Bedrooms	Sizes from	Building licence



Contact us today for more information or to arrange a viewing

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OVERVIEW

A new development of Houses / Villas for sale in Esplugues, Barcelona with a starting price of €2,200,000

This exclusive new build development 6 luxury homes with modern design, self-sufficient, bioclimatic and sustainable, respectful of the environment and with careful vegetation on a private plot. Located in a privileged location in Esplugues de Llobregat next to the entrance to Diagonal in Barcelona, where residents can enjoy the sunrise over the sea from the tranquility of their home and the proximity of Catalan capital with its wide cultural and gastronomic offer. and commercial, as well as the privilege of being next to the Collserola Natural Park, ideal for lovers of nature and outdoor sports.

This development is located on a plot surrounded by three roads, which allows differentiating pedestrian and vehicle access thanks to the unevenness of the floor. Access is common to the six houses, on the upper street the pedestrian street through a garden area that gives access to each house and on the lower street to the parking lot and the architectural offices in which a prestigious study will be located.

The surface area of these homes is 300m² developed over 4 floors, of which 44m² are a private garage with capacity for 3 cars, bicycles and motorcycles. The standard layout includes 5 bedrooms and four full bathrooms with shower, open concept kitchen with peninsula, Bulthaup furniture and Siemens appliances. Sea views from floor 1 and 2. Lift shaft planned. The private exterior space between terraces and gardens ranges from 145m² in the corner house to 114m² in the central houses.

Each house has underfloor heating and large stoneware floors for more efficient heating and cooling (optional natural park floor at additional cost). Ducted air conditioning with inverter system and dehumidifier. Both systems with individualized temperature control per room. The generation of heat or cold is centralized through geothermal systems with 14 wells, heat recovery, aerothermics and photovoltaic panels, which allows us to obtain houses with high energy efficiency (CEE label A 0.75 and A 0.25), sustainable and self-sufficient. Aluminum windows with thermal break and multi-layer glass from the Schuco brand, efficient at a thermal and acoustic level. Security blinds with motorized adjustable slats. Video intercom system. LED luminaires. GIRA home automation system with mobile application for remote control of heating, air conditioning, alarm, lights and blinds. General descender. Automatic irrigation with gray water recovery, thanks to the separate channeling of black water. The Ciudad Diagonal area has private security.



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A unique opportunity to acquire an exclusive custom-made property located in a luxury new build that is respectful of the environment and with excellent outdoor spaces, in a prestigious location next to Pedralbes, Barcelona and in one of the best neighborhoods of Esplugues de Llobregat. Contact us for more information about this luxury development .

VAT of 10% and AJD of 1.5% not included in the price.

Highlights

- Bioclimatic, sustainable and self-sufficient houses
- Fantastic location and views of the sea and the city
- Excellent indoor and outdoor facilities
- 300 m² homes
- 5-7 bedrooms and 4-5 bathrooms
- Private exterior space between 114 and 145m²
- Possibility of customizing the layout and design of the homes
- Possibility of extra finishes at additional cost: lift, private pool, service bathroom , natural parquet.

UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size
House / Villa	€2,200,000	Floor	5 Bedrooms 4 Bathrooms	300m ² , Terrace 66m ²
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House / Villa	€2,200,000	Floor	5 Bedrooms 4 Bathrooms	300m ² , Terrace 66m ²
House / Villa	€2,280,000	Floor	5 Bedrooms 4 Bathrooms	300m ² , Terrace 66m ²

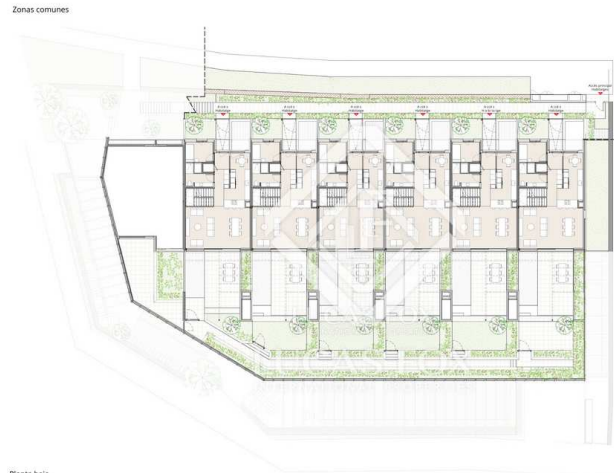
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Planta baja



Planta sótano		Planta primera		Planta baja		Planta sótano	
Planta sótano	ES4 terraza 21 m ²	H2dormitorio 2 14 m ²	V2vestidor 2 m ²	API vestíbulo 3 m ²	API sótano 23 m ²	AP4 sótano 23 m ²	AP4 sótano 23 m ²
CH4 baño accesorio/armario 1 m ²		CH2 baño H2 6 m ²	EM2 sala de estar + comedor 25 m ²	Cocina + comedor 15 m ²	APS lavadero 4 m ²	APS lavadero 4 m ²	APS lavadero 4 m ²
		H3dormitorio 3 11 m ²	H4dormitorio 4 11 m ²	EM2 sala de estar + comedor 25 m ²	AP6 distribuidor 3 m ²	AP6 distribuidor 3 m ²	AP6 distribuidor 3 m ²
		H5dormitorio 5 11 m ²	CH3 baño H4 5 m ²	CH1 baño H1 7 m ²	H1dormitorio 1 7 m ²	H1dormitorio 1 7 m ²	H1dormitorio 1 7 m ²
		CH5 baño H4 5 m ²	APS distribuidor accesorio/armario 1 m ²	CH2 baño H1 7 m ²	H2dormitorio 2 14 m ²	H2dormitorio 2 14 m ²	H2dormitorio 2 14 m ²
		E13 balcón 3 m ²		ascensor/armario 1 m ²	EM sala de estar + comedor 25 m ²	EM sala de estar + comedor 25 m ²	EM sala de estar + comedor 25 m ²
					jardín acceso terraza 13 m ²	jardín acceso terraza 13 m ²	jardín acceso terraza 13 m ²
					E11 2 106 m ²	E11 2 106 m ²	E11 2 106 m ²
							E15 balcón 2 m ²

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