

New development - Sold out

SJD48678

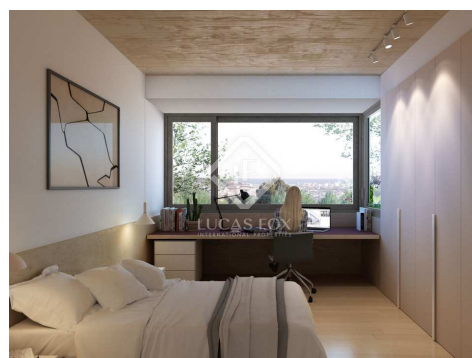
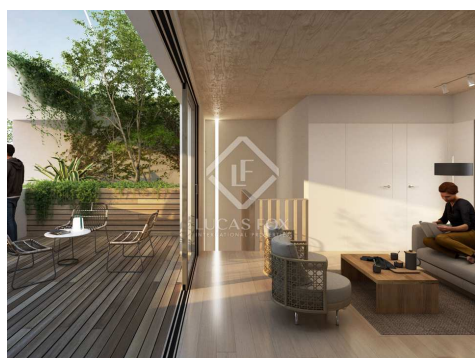
A new development of Houses / Villas for sale in Esplugues, Barcelona

Q1 2025

Granted

Completion

Building licence



Contact us today for more information or to arrange a viewing

+34 935847029 • santjust@lucasfox.es • lucasfox.com • Calle Bonavista, 50, Sant Just Desvern, Barcelona, Spain

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OVERVIEW

A new development of Houses / Villas for sale in Esplugues, Barcelona

This exclusive new build development six luxurious homes with modern design that are self-sufficient, bioclimatic, sustainable and environmentally friendly, with careful vegetation on a private plot . The development is located in a privileged location in Esplugues de Llobregat next to the entrance to Diagonal in Barcelona. This area stands out for its proximity to Catalan capital with its wide cultural, gastronomic and commercial offer, as well as for 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: the pedestrian one through the upper street, crossing a garden area that gives access to each house and through the lower street, to the parking lot and the architecture offices where a prestigious study will be located.

The surface area of these homes is 300 m² distributed over four floors, with 44 m² of private garage with capacity for three cars, bicycles and motorcycles. The standard layout includes five bedrooms and four full bathrooms with shower, open kitchen with peninsula, Bulthaup furniture and Siemens appliances . Sea views are offered from the first and second floor. The private exterior space between the terraces and gardens ranges from 145 m² in the corner house to 114 m² in the central houses.



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Each house has underfloor heating and large stoneware floors for more efficient operation of the heating and cooling system, although the option to include natural parquet floor is offered at an additional cost. Likewise, ducted air conditioning with an inverter system and a dehumidifier are included, both with individualized temperature control per room. For greater efficiency, geothermal systems with 14 wells, heat recovery, aerothermics and photovoltaic panels are used to power the air conditioning system. Thus, these houses have high energy efficiency (EEC label A 0.75 and A 0.25), sustainable and self-sufficient. In addition, they include efficient aluminum windows with thermal break and multi-layer glass from the Schuco brand, security blinds with motorized adjustable slats, video intercom system, LED lighting and GIRA home automation with mobile application for remote control of heating, air conditioning, alarm, lights and blinds. A space is planned for the installation of a lift. Finally, it has a general softener and automatic irrigation with gray water recovery, thanks to the separate channeling of black water.

The Ciudad Diagonal area has private security.

A unique opportunity to acquire an exclusive custom-made property located in a luxurious new build development that is respectful of the environment and with excellent outdoor spaces, in a prestigious location next to Pedralbes, 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% are not included in the price.

Highlights

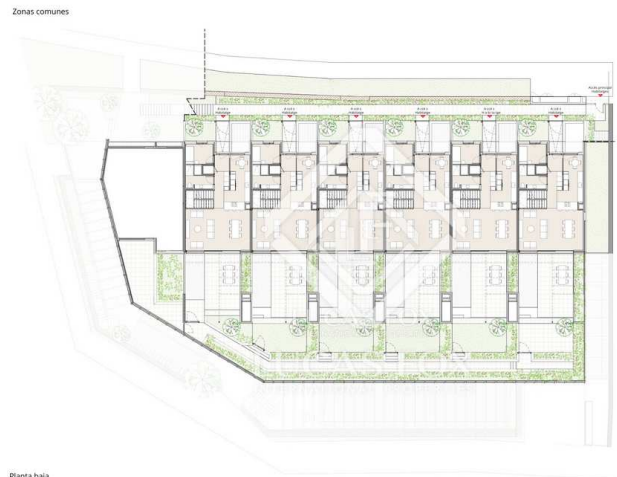
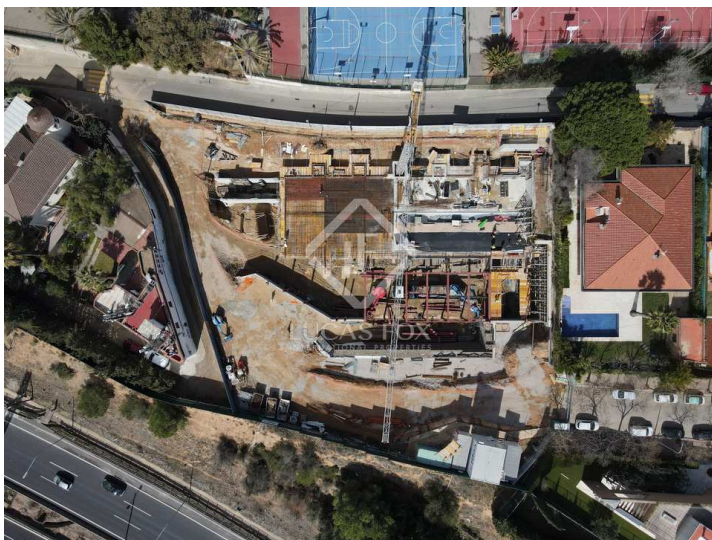
- Bioclimatic, sustainable and self-sufficient houses
- Fantastic location and views of the sea and the city
- Excellent indoor and outdoor facilities
- 300 m² homes
- 5-7 bedrooms and 4-5 bathrooms
- Private exterior space between 114 and 145 m²
- Possibility of customizing the layout and design of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

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