

€2,280,000 House / Villa - For sale

New build 5 Bedroom house / villa with 79m² garden for sale in Esplugues, Barcelona

Spain » Barcelona » Esplugues de Llobregat » 08950

5	4	300m²	206m²	66m²	79m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

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OVERVIEW

Design bioclimatic house, with 5 bedrooms and 4 bathrooms, very bright facing south, with sea views from two floors and a large garden- terrace at the living room level and porch for a chill out area. Pool and optional lift . Garage for 3 cars and motorcycles.

300m² semi-detached bioclimatic house of modern and elegant new build , with delivery scheduled for the first quarter of 2025 with a private plot of 206m² of which 79m² of private garden and 40m² terrace with porch area at ground floor level. This exceptional corner house is made up of four floors with unobstructed views and linked by a staircase and with provision for an lift shaft (lift installation optional, consult price). It has a very functional and modern design, as well as being very cozy and full of personality. The luminosity and tranquility of its rooms, all exterior, stands out. In addition, the house offers exclusive amenities such as two gardens at the dining room - living room level, one of 31m² and the other of 35m², a porch with a 40m² terrace ideal for a chill-out, 5 bedrooms, 4 bathrooms, attic with a 21m² terrace and a multipurpose room. for gym or home cinema. It has a garage with capacity for three cars and motorcycles.

The house is accessed through a garden passage common to the 6 houses and a private garden of 13m². Access door under porch. Entrance hall area with Bulthaup cabinets and space for the lift that can be used as an additional wardrobe . Open concept kitchen with office area, peninsula open to the dining room living room with views of the private garden , Bulthaup furniture and Siemens appliances : induction hob, oven, microwave and integrated dishwasher, Novy ceiling hood and double refrigerator with freezer. Large dining room living room with two rooms with large balconies that open the space to the exterior area to the south with a 35m² garden area, including trees and plants, a 40m² paved area that has a porch area ideal for an exterior rest space. From the dining room you also access the 31m² side garden . In the front garden there is the possibility of building a swimming pool (price on request). The ground floor is completed with a bathroom with shower and a single bedroom .



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Sea views, Mountain views, Terrace, Garden, Private garage, Natural light, Underfloor heating, Parking, Wheelchair access, Utility room, Transport nearby, Storage room, Solar panels, Open kitchen, New build, Near international schools, Gated Community, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Balcony, Air conditioning

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The first floor, accessible by staircase and the possibility of an lift, has a central hall that leads to an exterior single bedroom with a built-in wardrobe, a double bedroom with built-in wardrobes, both with mountain views, and a double bedroom with built-in wardrobes., access to a 3m² balcony and sea views, which share a full bathroom with shower. The floor is completed by a large double bedroom en suite with built-in wardrobes, a full bathroom with a shower, an area for a dressing table or work table and views of the sea.

The second floor with spectacular sea views has a bathroom with shower, provision for an lift and a multipurpose space ideal for a master suite or an additional living room area with access to a 21m² terrace with a garden area.

The floor is divided into a private garage area for 3 cars, motorcycles and bicycles, accessible from a communal interior road, and a basement space with an English patio for the entry of natural light and ventilation. The basement has an lift shaft, a utility room room and a multipurpose room with extensive customization possibilities, it is ideal for a gym, games room or home cinema and additional storage space. Possibility of installing a complete bathroom with shower and a service room, consult options and prices.

The 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 a house 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.

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.

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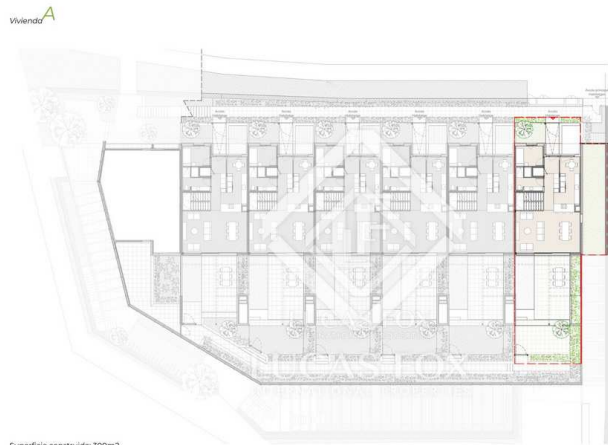
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5 Bedrooms **4** Bathrooms **300m²** Floorplan **206m²** Plot size **66m²** Terrace **79m²** Garden



Superficie construida: 300m²
Superficie de terrazas y jardines: 162m²



Planta segunda	Planta primera	Planta baja	Planta sótano
ES de estar 18 m ²	Habitatorio 2 14 m ²	API vestíbulo 3 m ²	APS sótano 23 m ²
CH4 baño ascensor/armario 5 m ²	V. vestidor 2 m ²	Cocina + comedor 15 m ²	APS lavadero 4 m ²
1 m ²	CH2 baño H2 6 m ²	EMeala de estar + comedor 25 m ²	APS distribuidor 3 m ²
	Habitatorio 3 11 m ²	CH1Baño H1 5 m ²	P aparcamiento 41 m ²
	Habitatorio 4 11 m ²	ascensor/armario 1 m ²	
	Habitatorio 5 9 m ²		
	CH3Baño H3 5 m ²		
	APS distribuidor 4 m ²		
	ascensor/armario 1 m ²		
EI 4 terraza 21 m ²	EI3 balcón 3 m ²	EII jardín acceso terraza 13 m ²	EIS balcón 2 m ²
		EI1 2 terraza 106 m ²	

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