

€2,200,000 House / Villa - For sale - New listing

## New build 5 Bedroom house / villa with 48m<sup>2</sup> garden for sale in Esplugues, Barcelona

Spain » Barcelona » Esplugues de Llobregat » 08950

<b>5</b>	<b>4</b>	<b>300m<sup>2</sup></b>	<b>175m<sup>2</sup></b>	<b>66m<sup>2</sup></b>	<b>48m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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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.**

300m<sup>2</sup> semi-detached bioclimatic house of modern and elegant new build , with delivery scheduled for the first quarter of 2025 with a private plot of 175m<sup>2</sup> of which 48m<sup>2</sup> of private garden and 40m<sup>2</sup> terrace with porch area at ground floor level. This exceptional house is made up of four floors with unobstructed views and linked by a staircase and with provision for an lift shaft (optional lift installation, 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 a garden at the 35m<sup>2</sup> dining room - living room level and a porch with a 40m<sup>2</sup> terrace ideal for a chill-out, 5 bedrooms, 4 bathrooms, an attic with a 21m<sup>2</sup> terrace and a multipurpose room for a 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 13m<sup>2</sup>. 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 35m<sup>2</sup> garden area, including trees and plants, a 40m<sup>2</sup> paved area that has a porch area ideal for an exterior rest space. 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, Heating, 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 3m<sup>2</sup> 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 21m<sup>2</sup> 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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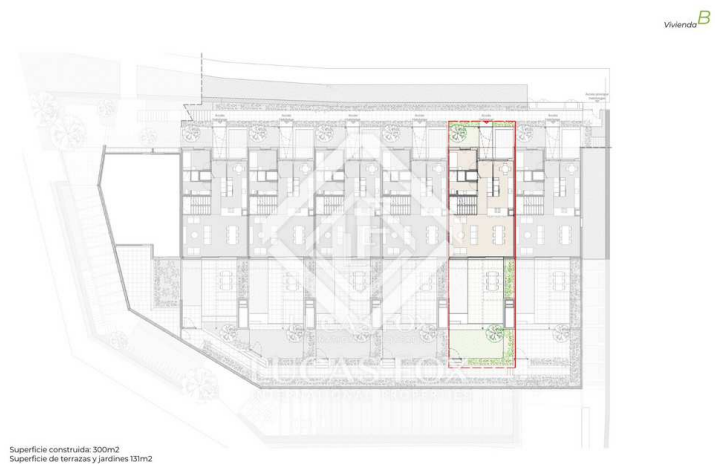
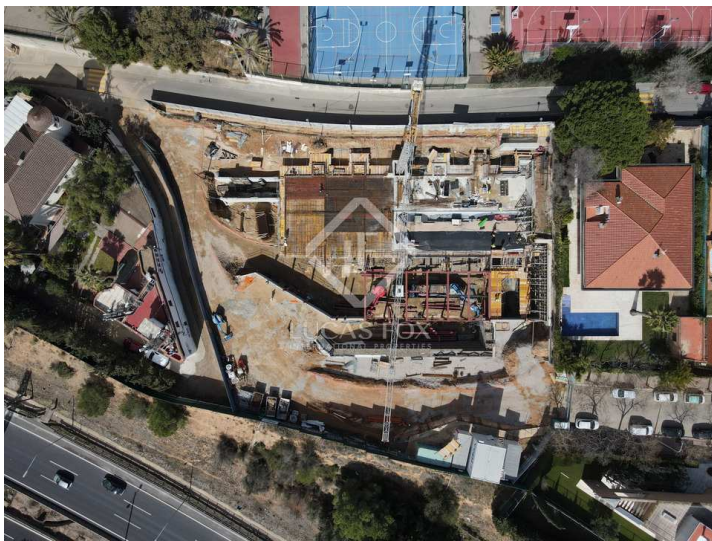
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Superficie construida: 300m<sup>2</sup>  
 Superficie de terrazas y jardines 131m<sup>2</sup>

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