

€1,750,000 House / Villa - For sale

## New build 6-bedroom house with a garden for sale in the golf course area of Sant Cugat

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08173

<b>6</b>	<b>4</b>	<b>500m<sup>2</sup></b>	<b>600m<sup>2</sup></b>	<b>104m<sup>2</sup></b>	<b>116m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



**Contact us today for more information or to arrange a viewing**

+34 930 23 58 07 • [santcugat@lucasfox.com](mailto:santcugat@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain

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### OVERVIEW

## Elegant and bright private new build house with garden and pool for sale in the Sant Cugat Golf Club area, Barcelona.

Elegant and modern new build house in the privileged area of the Sant Cugat Golf Club. It is a house with straight lines and designed on three floors, with very comfortable interior spaces, excellent views and great privacy. The colour scheme is based on neutral and gray shades that, combined with natural wood, provide a very warm atmosphere and at the same time give colour and light to the rooms.

On the first floor, we enter an open-plan living area with a landing that leads to a living-dining room with large windows and access to the garden with pool and the rear terrace, as well as a controlled opening gallery for greater privacy. A guest bathroom and an open kitchen complete this level. The office-type kitchen, open to the large living room, has a large outdoor area with a covered terrace. It will be equipped with fitted paneled appliances, high-end furniture and column-type modules with laminated doors, as well as a central island.

The ground floor offers five rooms with various uses such as bedrooms, an office or even a possible guest apartment, as well as two complete bathrooms and a toilet. This level also has a service area and access to the outside from all spaces.

The upper floor, all of it for the master bedroom, consists of a large dressing room, bathroom and access to a private terrace that enjoys a privileged view of nature, perfect to enjoy dreamy sunsets.

Finally, the basement houses the car park and the engine room.

The construction system of the house is designed to obtain the highest possible energy efficiency and will have a green roof, exterior insulation system, natural cross ventilation, overhangs and solar control.

The general flooring will be made of large porcelain stoneware tiles, including bathrooms and kitchen. The bedrooms will have wooden floors.

The façades will be of the SATE type (Exterior Thermal Insulation System) on ceramic to guarantee a minimum thermal insulation layer of 80 cm and avoid thermal bridges.



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Terrace, Swimming pool, Garden,  
Private garage, Gym, Lift, Natural light,  
High ceilings, Underfloor heating, Parking,  
Views, Utility room, Storage room,  
Playroom, Playground, Pet-friendly,  
New build, Near international schools,  
Heating, Exterior, Equipped Kitchen,  
Double glazing, Domotic system,  
Chill out area, Built-in wardrobes,  
Barbecue, Alarm, Air conditioning

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As an exterior finish, an elastic, water-repellent and breathable acrylic finish is proposed.

The exterior carpentry will be made of TECHNAL matt silver anodized aluminum profiles or equivalent, with thermal break, as well as low emissivity laminar glazing with an air chamber.

Please contact us for further information.



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