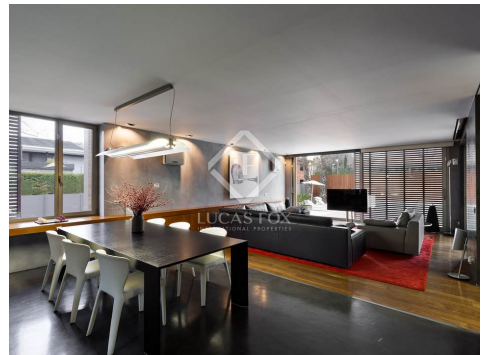
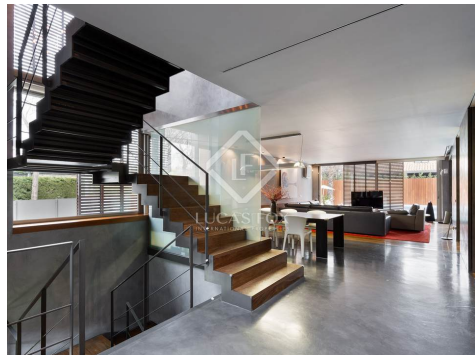
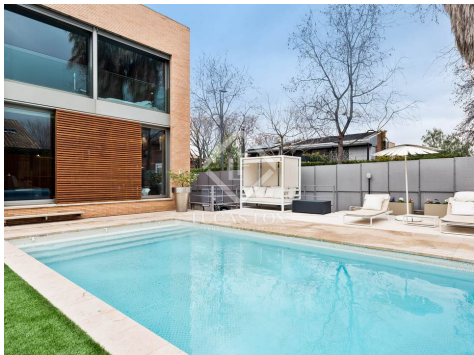


€2,550,000 House / Villa - For sale

Excellent 6 Bedroom house / villa for sale in l'Arxiu, Barcelona

Spain » Barcelona » Sant Cugat » l'Arxiu » 08173

6	6	569m²	700m²
Bedrooms	Bathrooms	Floorplan	Plot size



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OVERVIEW

Exclusive 6-bedroom designer villa with a large garden and heated pool for sale in one of the most sought-after neighborhoods of Sant Cugat, Arxiu.

Lucas Fox International Properties is pleased to present this elegant and modern designer villa in the heart of Arxiu, the best residential area of Sant Cugat, a 5-minute walk from the train station, several supermarkets and the centre of Sant Cugat. one minute by car from the Barcelona Tunnels access .

We are faced with a dream corner villa of 550 m². The villa faces southerly aspect and as it is independent, it is designed from all sides with a cubic façade of solid exposed brick. The property is divided into two floors that are slightly elevated with respect to the ground, thus ensuring that the lower ground floor has considerable natural lighting.

The property has been designed by the architect Albert Artigas and the prestigious designer Estrella Saliotti has been in charge of its interior design.

On the main floor , we find a large entrance hall open to the large living-dining room and an impressive kitchen with a 3 x 2 meter central island and an office area. The kitchen comes equipped with Bulthaup furniture, an Altex extractor hood, Gaggenau appliances and a beautiful Fontana Arte lamp. After the kitchen, we find the laundry area and the staff bedroom with its own bathroom and toilet. Both the kitchen and the living-dining room receive excellent natural lighting thanks to their large windows and sliding doors that give access to the porch, which acts as an anteroom to the garden.

To the left of the main entrance hall , a modern floating staircase with a natural wood floor leads us to the first floor, which houses the night area. In it, we find four suite-type bedrooms with separate private bathrooms. The main bedroom has a large dressing room with natural light. The bathroom has several transparent laminated glass windows, a full-piece marble sink, Ritmonio wall taps with waterfall water, microcement finishes, suspended toilets by Starck for Duravit and a Starck Hansgrohe shower with built-in thermostat. The other three bedrooms benefit from built-in wardrobes and large windows with access to a large terrace with views of the garden and pool.



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Mountain views, Terrace, Swimming Pool, Garden, Vineyards, Period features, Period Building, Natural light, Marble flooring, Underfloor heating, Parking, Communal terrace, Walk-in wardrobe, Views, Utility room, Storage room, Playroom, Panoramic view, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Chill out area, Central vacuum system, Built-in wardrobes, Boat dock, Beauty salon, Basketball Court, Barbecue, Balcony, Alarm, Air conditioning

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The lower ground floor, rectangular in shape, houses a fully equipped cinema room with a plasma screen, Panasonic 3D projector and surround sound equipment. In addition, this floor also has a fully equipped gym, a library and an study with a bathroom. Finally, it includes a large garage for three cars, a machine room, a multipurpose room with direct access to the garden and a large closet area.

Exterior, it is surrounded by a garden with high-quality artificial grass and decorative white marble pebble stones on the access paths to the garden. The plot with a total area of 600 m² includes a heated pool , a barbecue area and a beautiful chill-out area with a terrace with a summer dining room .

Furniture and equipment from the best luxury and design brands such as Natuzzi, Bulthap or Gaggenau, among many others, are included and are combined with gray microcement finishes with radiant heating and natural solid wood. The windows have top-of-the-range Technal carpentry in gray anodized aluminum with thermal break, thermal glazing and air chamber. The blinds are aluminum roller blinds with adjustable slats or sliding blinds with wooden slats for exterior. In addition, it offers great energy efficiency.

The property is located in a privileged and exclusive area of l'Arxiu, which has excellent communications with the main roads with unbeatable access to Barcelona and its surroundings. The l'Arxiu area stands out for its quiet residential areas characterized by its proximity to countless amenities, shops and medical amenities just a few minutes away.

Get in touch for more information.

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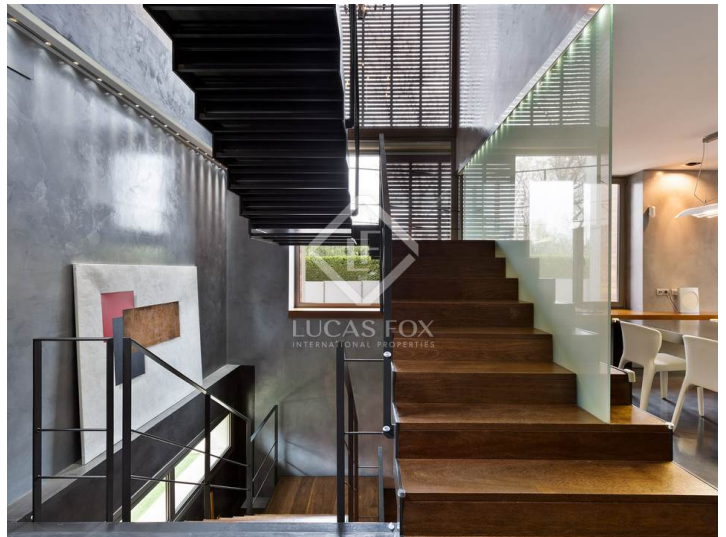
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