

Price on request House / Villa - For sale - Exclusive listing

## Excellent 4 Bedroom house / villa for prime sale in Sant Cugat, Barcelona

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

**4** Bedrooms    **5** Bathrooms    **528m<sup>2</sup>** Floorplan    **813m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

+34 930 23 58 07 • santcugat@lucasfox.com • lucasfox.com • Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain

Price on request House / Villa - For sale - Exclusive listing

## Excellent 4 Bedroom house / villa for prime sale in Sant Cugat, Barcelona

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

<b>4</b>	<b>5</b>	<b>528m<sup>2</sup></b>	<b>813m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

### OVERVIEW

## Luxurious brand new and completely exterior villa with 4 bedrooms, 6 bathrooms, spacious areas and dream views for sale in Sant Cugat del Vallés.

Lucas Fox International Properties is pleased to present this exclusive, high-end designer villa in the Sant Cugat del Vallés Archive (Barcelona), in a privileged setting.

This impressive house is situated on a plot facing south and stands out for its natural light and panoramic views. It enjoys a strategic location, a stone's throw from the centre of Sant Cugat, the train station and the best amenities, schools and sports centres in the area, without sacrificing a quiet and private environment.

Upon entering the entrance with a reinforced door, we are welcomed by a spacious entrance hall that leads to the different spaces. On the main floor, there is a 40 m<sup>2</sup> living room with large windows and a 20 m<sup>2</sup> dining room, ideal for family or social gatherings. The generously sized kitchen is fully equipped. In addition, there is a 20 m<sup>2</sup> home cinema for the whole family. From the living room, we access the terrace, the porch and the garden, with a swimming pool and natural grass, ideal for enjoying the Mediterranean climate all year round.

On the first floor, the night area is located. Here, three bedrooms with en-suite bathrooms are offered, including the 80 m<sup>2</sup> main bedroom, which features two separate dressing rooms, a private study space, the bedroom area and a bathroom that looks like something out of a design magazine. The other two bedrooms, each measuring almost 30 m<sup>2</sup>, include an en-private bathroom and dressing area, while an additional bedroom completes this floor, along with a fully equipped laundry room room.

The second floor offers a solarium with spectacular views; the ideal spot to relax and contemplate the Sant Cugat horizon.

On the lower ground floor, the property has a 90 m<sup>2</sup> parking space with capacity for several vehicles, a private 50 m<sup>2</sup> gym with a bathroom and access to an exterior patio, storage space and machine rooms.

This luxurious property enjoys high-quality finishes and an A energy rating, for maximum savings, with advanced security systems, armoured blinds, air conditioning, central heating, home automation and a lift that connects all floors.



[lucasfox.com/go/stc55899](https://lucasfox.com/go/stc55899)

Mountain views, Terrace, Swimming Pool, Heated swimming pool, Garden, Spa, Jacuzzi, Private garage, Gym, Natural light, Underfloor heating, Parking, Communal terrace, Views, Utility room, Transport nearby, Storage room, Solar panels, Service entrance, Security, Playroom, Playground, Panoramic view, New build, Near international schools, Home cinema, Heating, Gourmet lounge, Golf views, 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

**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](https://lucasfox.com) • Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain



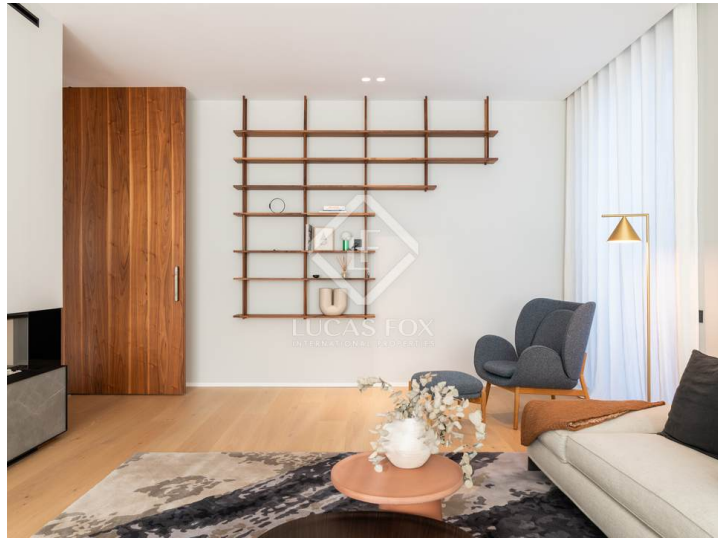
Price on request House / Villa - For sale - Exclusive listing

## Excellent 4 Bedroom house / villa for prime sale in Sant Cugat, Barcelona

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

**4** Bedrooms    **5** Bathrooms    **528m<sup>2</sup>** Floorplan    **813m<sup>2</sup>** Plot size

For more information or to arrange a confidential private viewing, please do not hesitate to contact us.



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

Contact us today for more information or to arrange a viewing

+34 930 23 58 07 • santcugat@lucasfox.com • lucasfox.com • Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain