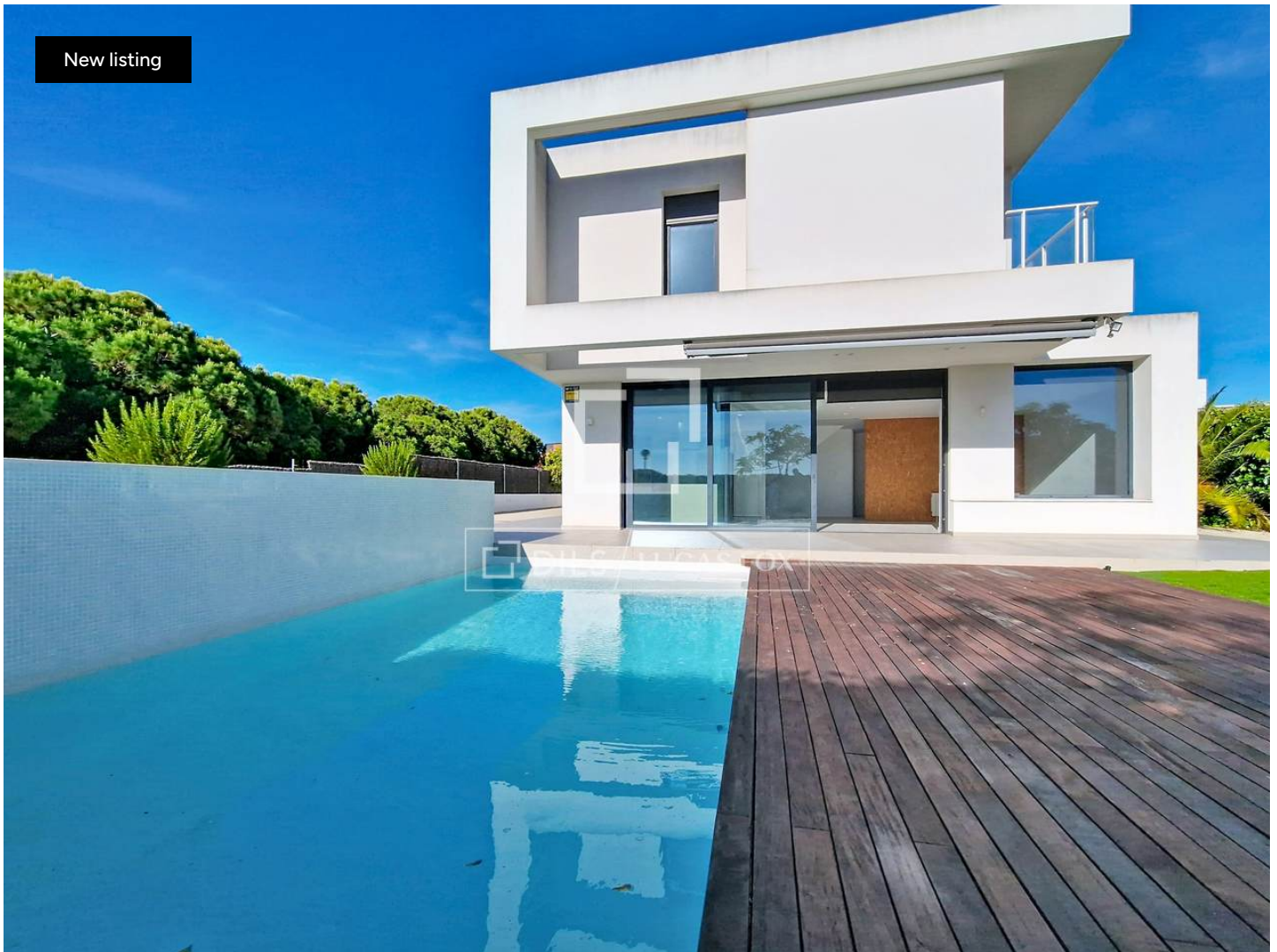


€1,090,000 House / Villa - For sale - New listing

Excellent 3 Bedroom house / villa with 475m² garden for sale in Vilanova i la Geltrú

Spain » Barcelona » Vilanova i la Geltrú » 08800

3	4	217m ²	602m ²	475m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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Excellent 3 Bedroom house / villa with 475m² garden for sale in Vilanova i la Geltrú

Exclusive contemporary villa with sea views, private pool and tourist license in L'Aragai- Vilanova i la Geltrú

Lucas Fox presents this magnificent contemporary villa located in L'Aragai, one of the most exclusive and sought-after residential areas of Vilanova i la Geltrú. Situated on a tranquil plot of over 600 m², the property combines privacy, natural light, and pleasant open sea views, offering a privileged lifestyle just minutes from the city centre, beaches, and all amenities.

The property stands out for its modern architecture, spacious rooms, and excellent connection between the interior and exterior areas. Designed to maximize natural light, it features large windows that create a pleasant sense of spaciousness and allow for views of the surroundings from virtually every room.

The house is distributed over two comfortable floors. On the main floor, there is a spacious and bright day area comprising an elegant living-dining room with direct access to the exterior, a modern, fully equipped kitchen, a bedroom, and a guest toilet. Thanks to its large openings to the garden, this floor offers a seamless integration between indoors and exterior, creating ideal spaces for everyday life as well as family and social gatherings.

From this floor, you have direct access to a pleasant terrace and the private garden with a swimming pool, carefully designed to enjoy the Mediterranean climate year-round. The pool becomes the central focus of the exterior area, surrounded by spaces for relaxation, leisure, and al fresco dining.

The upper floor houses the night area, comprising two spacious double bedrooms, a full bathroom, and a magnificent master suite with a private dressing room. From this floor, you can access a spectacular, large terrace with beautiful open views of the sea and the surrounding natural landscape—a perfect space to relax in complete privacy and enjoy the sunsets.

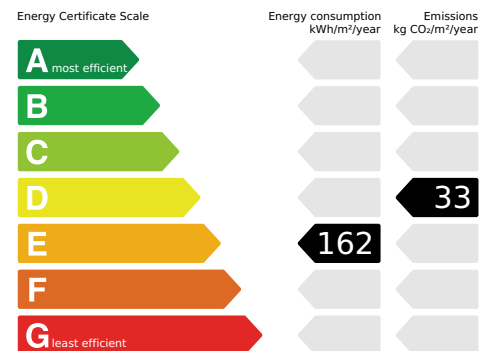
In addition, the property has a large lower ground floor intended for garage and multifunctional open-plan space, which offers numerous possibilities of use, such as a private gym, cinema room, study, play area, wine cellar or additional storage area.

The property boasts high-quality finishes, a functional layout, and excellent orientation that guarantees abundant natural light throughout the day. As an added bonus, it has a valid tourist license, a particularly attractive feature for those seeking a high-yield investment in one of the most sought-after areas on the Barcelona coast.



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Mountain views, Swimming Pool, Garden, Private garage, Natural light, Views, Tourist License, Open kitchen, Heating, Double glazing, Barbecue, Balcony, Alarm, Air conditioning



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Its privileged location in L'Aragai allows you to enjoy a quiet residential environment without sacrificing the proximity of international schools, sports facilities, golf courses, restaurants, the marina and excellent connections to Barcelona and the airport.

An exclusive property that combines contemporary design, comfort, privacy and sea views in an exceptional location.

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Energy rating: In process. Certificate of occupancy reference: The sale price is €1,950,000, excluding taxes. Applicable taxes (ITP), as well as notary fees, registration fees, and other costs associated with the sale, are not included in the price. Marketed by Dils Lucas Fox (Lucas M&A Gestors Inmobiliaris, SL with Tax ID B-67159921), acting as a real estate agent. AICAT number 10136. The owner of this building is not a large property owner. The information provided is for informational purposes only, based on data provided by the owner, and may be subject to change. It does not constitute a contractual offer.

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