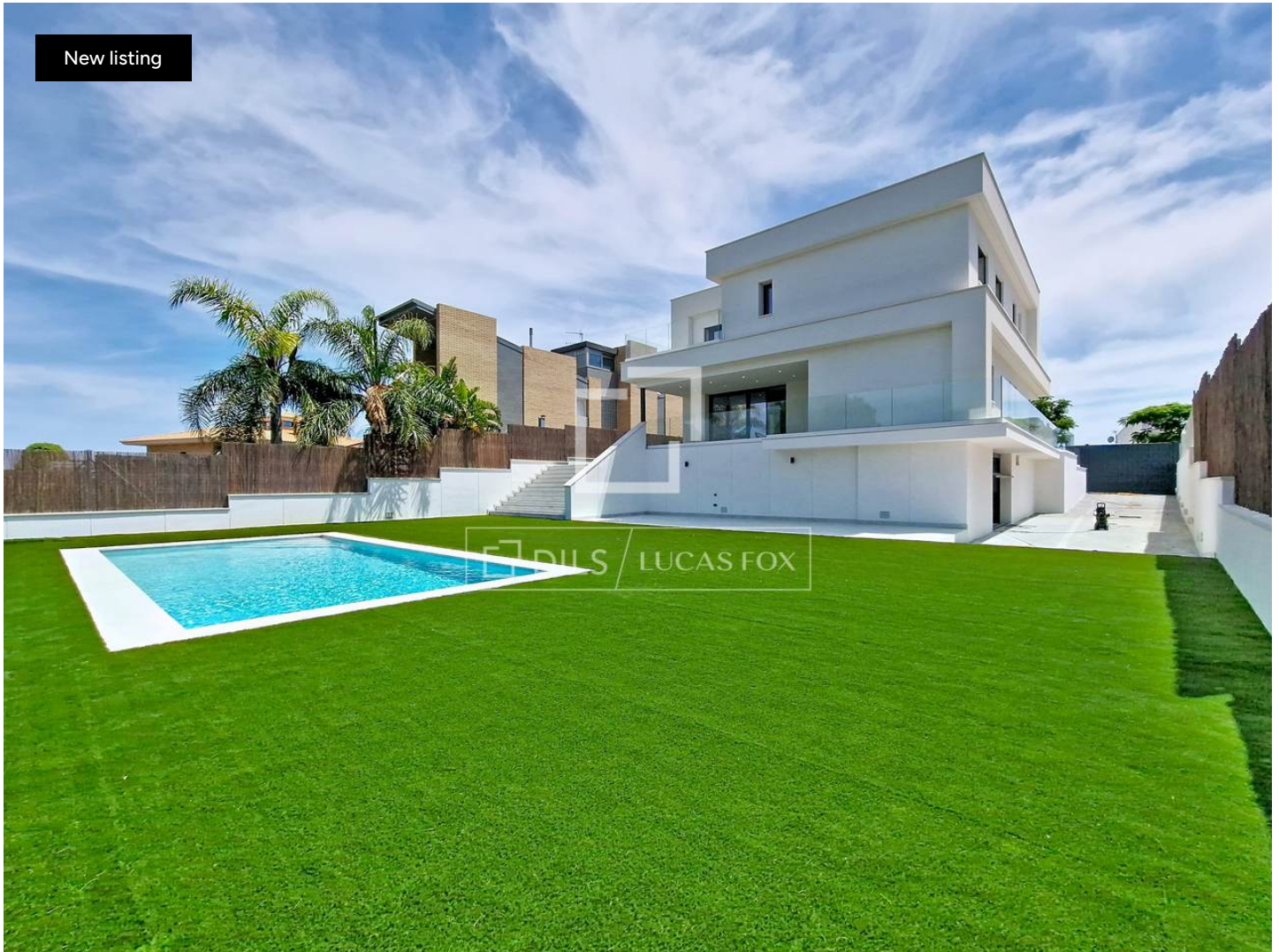


€1,950,000 House / Villa - For sale - New listing

## Excellent 4 Bedroom house / villa for sale in Vilanova i la Geltrú, Barcelona

Spain » Barcelona » Vilanova i la Geltrú » 08800

4	5	380m <sup>2</sup>	1,002m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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€1,950,000 House / Villa - For sale - New listing

## Excellent 4 Bedroom house / villa for sale in Vilanova i la Geltrú, Barcelona

### Exclusive contemporary family-friendly villa with private garden , swimming pool and excellent interior spaces in L'Aragai - Vilanova i la Geltrú

Waking up every morning with the sea as a backdrop, enjoying the Mediterranean light throughout the day and living in an environment designed for comfort are some of the privileges offered by this extraordinary villa.

Situated on a 1,002 m<sup>2</sup> plot , the property boasts approximately 380 m<sup>2</sup> of living space and has been designed to combine contemporary elegance, spaciousness, and a seamless connection with the exterior. Its open layout, high-quality finishes, and thoughtful layout create an ideal property both as a permanent residence and for enjoying extended stays by the sea.

The exterior area has been designed to make the most of the Mediterranean lifestyle. At the front, there is a pleasant relaxation area with open sea views, while the rear features a spectacular flat surface of approximately 500 m<sup>2</sup> surrounding a magnificent 40 m<sup>2</sup> saltwater pool, perfect for enjoying leisure time and privacy with family or friends.

The property is distributed over three levels, carefully designed to offer comfort and functionality. The basement floor features a spacious garage with room for several vehicles, as well as a large open-plan space with multiple possibilities for use, ideal as a gym, cinema room, playroom, study , or additional storage area.

The main floor has been conceived as the true heart of the property. Upon entering, you are greeted by an elegant day area comprised of a spacious living-dining room bathed in natural light, connected to a spectacular Italian-designed kitchen by the prestigious firm Aran. The kitchen features a large central island with integrated seating and is fully equipped with high-end Samsung appliances . Also located on this floor are a double bedroom and a convenient guest toilet .

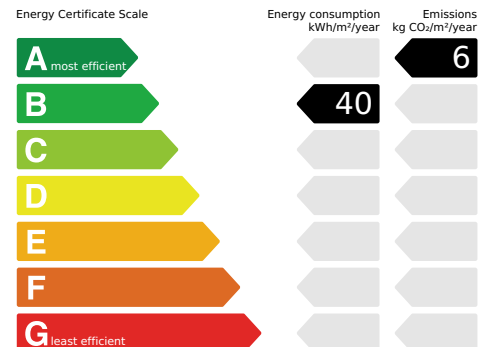
Thanks to its large floor-to-ceiling windows, the main rooms enjoy an excellent connection with the exterior and offer direct access to a pleasant terrace that acts as a natural extension of the property. From here, you can easily access the garden and pool area, creating a perfect environment to enjoy outdoor living year-round.

The first floor is dedicated to the bedroom area and houses three bedrooms. Two of them are spacious double rooms with en-private bathroom, while the spectacular master suite stands out for its sea views, elegant dressing room, and sophisticated en-suite bathroom . Both the master suite and the rooms on this floor enjoy access to a magnificent, large terrace, from which to contemplate the surroundings and the Mediterranean in all its splendor.



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Sea views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Open kitchen, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Balcony, Air conditioning



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## Excellent 4 Bedroom house / villa for sale in Vilanova i la Geltrú, Barcelona

The property stands out for the extraordinary brightness of all its spaces. Large windows from the prestigious firm Technal allow abundant natural light to flood in throughout the day, creating a harmonious connection between the interior and exterior. The windows incorporate high-performance argon-filled glass, guaranteeing excellent thermal and acoustic insulation, as well as optimal energy efficiency year-round.

The property features four spacious double bedrooms, each with its private bathroom, plus a guest toilet on the main floor. All bathrooms come fully equipped with designer fixtures, mirrors, and shower screens.

An exceptional villa that combines contemporary architecture, privacy, comfort and privileged views of the Mediterranean, offering a quality of life that is hard to match in an exclusive setting.

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€1,950,000 House / Villa - For sale - New listing

**Excellent 4 Bedroom house / villa for sale in Vilanova i la Geltrú, Barcelona**



Energy rating: In process. Certificate of occupancy reference: In process. 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 intermediary. 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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