



## MODERN SINGLE FAMILY HOME

QUINTMAR

SITGES

995.000€

Reference AH00247

Built area: 332 m2 (3572 sqft)

Useful area: 239 m2 (2573 sqft)

Bedrooms: 4

Bathrooms: 3+1

Garden area: 733 m2 (7887 sqft)

Solar panels and home automation

Private parking

Sea views



### Description

This modern single-family villa in the Quintmar residential area in Sitges offers spectacular views of the sea and the picturesque town of Sitges. The property is distributed over 4 levels plus the pool area. The first floor at street level features a hall, a spacious garage with room for two cars and electrical charger, a storage area, and additional space for other vehicles. From this level, you can access the first floor via an elevator or an exterior staircase.



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On the first floor, there is a studio with an independent entrance, a reading/office area, and a spacious en-suite bedroom that includes a private bathroom and direct access to a terrace with sea views. From here, the elevator or stairs lead to the bedroom floor. This floor houses three bedrooms: a large en-suite bedroom with a walk-in closet and access to a private terrace, a double bedroom with access to two terraces, and a third bedroom that can be used as a reading room. There is also a large bathroom with a bathtub. The entire house enjoys natural light, making it very bright and welcoming.

The next level offers the daytime area, an open space featuring an open kitchen integrated with a large living-dining room, both spaces with direct access to a terrace. Additionally, there is a guest bathroom on this floor. From here, you can access a secondary terrace with wooden floors that leads to the top level where the infinity pool and an extensive terrace with wooden flooring are located, perfect for enjoying the Mediterranean climate.

All the terraces of the villa offer stunning views of the sea and the town of Sitges. The property boasts high ceilings and construction details with natural stone on some walls, adding a touch of elegance and distinction. It is equipped with solar panels and a home automation system for a more efficient and comfortable living.



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#### Location description

**Sitges** is a small town located about 40 kilometers southwest of Barcelona and very well connected to the Airport, El Prat. It is internationally recognized for its Film Festival and Carnival. It is located in a beautiful enclave between the Mediterranean Sea and the Natural Park of Garraf. Its economy is based on tourism and culture and it is also a famous place for its popular beaches, gastronomy, nightlife, golf courses, marinas and historical places. It has a population of approximately 28,000 inhabitants and an important international community.

**Quintmar** in Sitges is a residential area located on the Garraf coast, in the province of Barcelona, Catalonia, Spain. It is situated a short distance from the center of Sitges and is well connected by highway. Characterized by its peaceful and natural environment, Quintmar offers panoramic views of the Mediterranean Sea and the surrounding hills. The development consists mainly of modern and Mediterranean-style chalets and villas, many of which feature large gardens and private pools.



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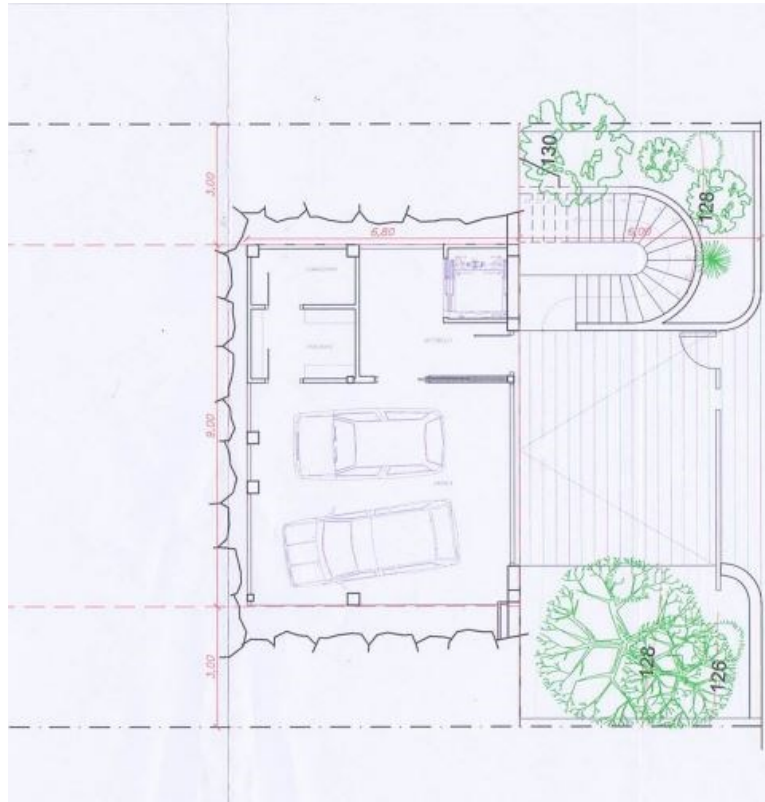


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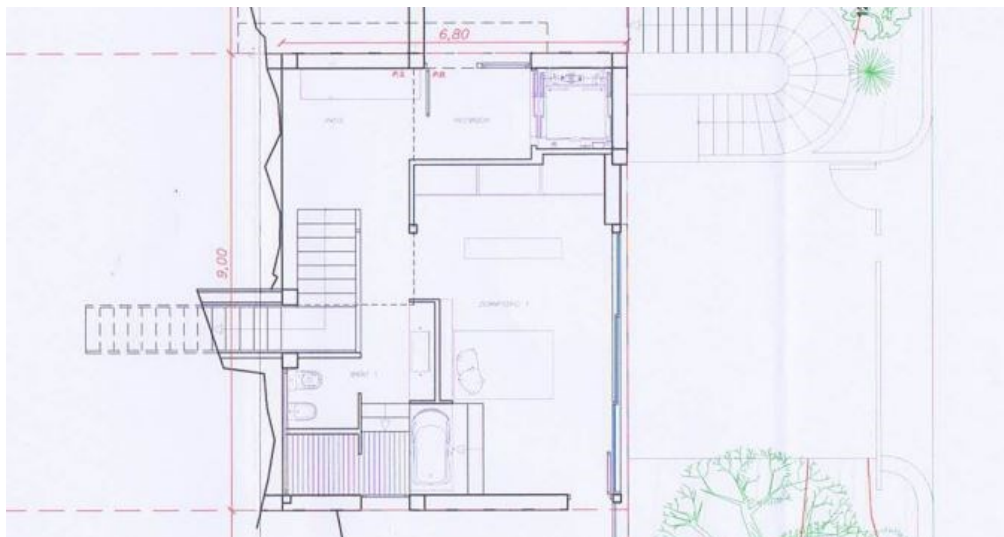
## QUINTMAR

### DISTRIBUTION FLOOR PLAN

Level 0 parking area



First level studio

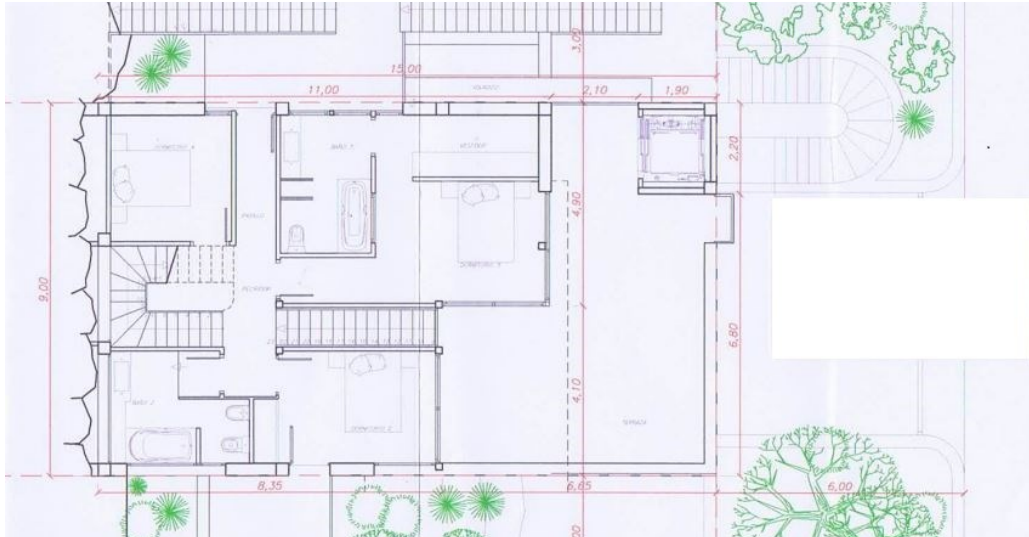




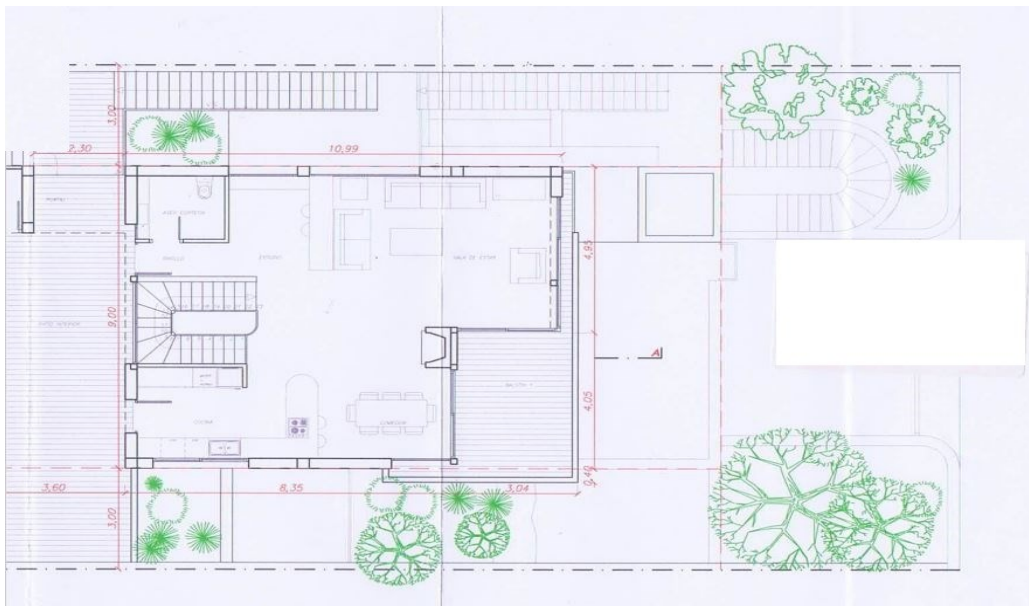
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### Second level bedrooms



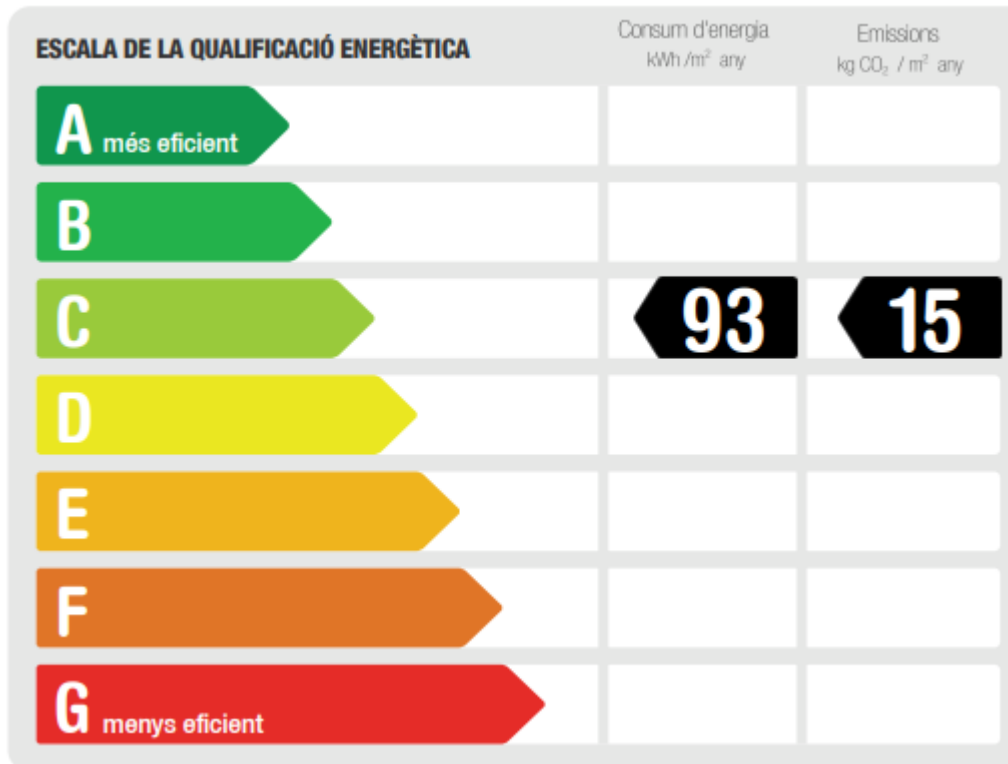
### Fourth level living area





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The information provided by the agency is offered by third parties and is believed to be reliable but is not guaranteed and must be independently verified. The buyer must verify the areas, dimensions and distances since they are only approximate. The expenses of patrimonial transmission (ITP), VAT, Notary and Land Registry are not included in the sale price and are borne by the buyer.