



## NEW BUILD DUPLEX PENTHOUSE

SITGES

690.000€

Reference: AH00193

Constructed area: 127m<sup>2</sup>

Living area: 82m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Terrace area: 113m<sup>2</sup>

Lift direct to the apartment

Year: 2022



### Description:

Spectacular newly built duplex penthouse apartment

Newly built duplex penthouse with large exterior spaces, high quality finishes and lots of light.

The apartment's living area is all on one floor. With direct lift access to the living room; on entering we find the living-dining room and kitchen with access to a 26m<sup>2</sup> terrace, the modern design kitchen is fully furnished and includes all electrical appliances (fridge, dishwasher, oven, extractor hood and microwave) and two bedrooms en suite with dressing room both with access to another terrace of 6m<sup>2</sup>.



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On the upper floor there is a large solarium terrace of 83m<sup>2</sup> for private use, prepared for the installation of a large swimming pool or jacuzzi. From this terrace you can enjoy beautiful unobstructed views with the sea in the background. The heating system is aerothermal, with warm and cold air conditioning.

Located 10 minutes walk from the centre of Sitges, next to shopping area and gyms, pharmacy, restaurants and medical centre.

A unique option in Sitges, brand new.

#### Other Features:

Aerothermia

Terrace prepared for Jacuzzi or swimming pool

Storage room

Equipped kitchen



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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.



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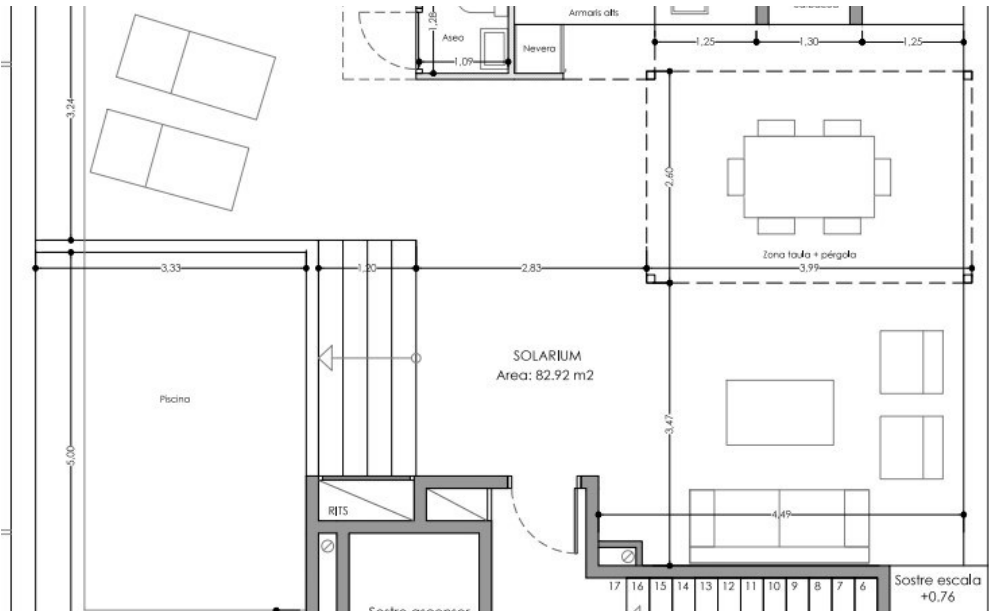
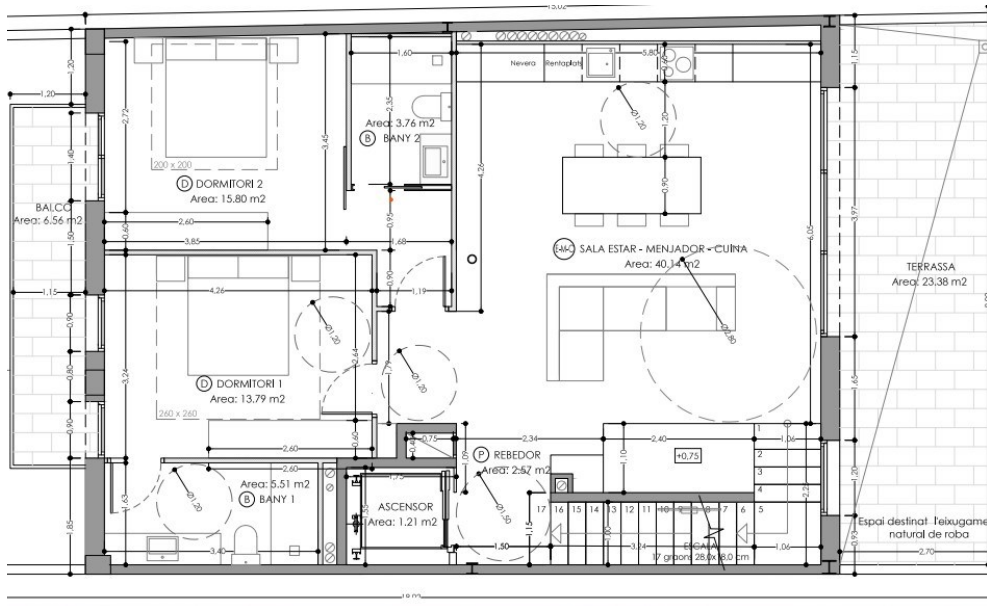
SITGES





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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.