

REF.: MARP0009

Barcelona &  
Costa Brava

**Sotheby's**  
INTERNATIONAL REALTY

## Spacious villa only 200m from the beach

Barcelona North Coast | The Maresme · Sant Pol de Mar

Plot area	Build size	Bedrooms	Bathrooms	Price
<b>719 m<sup>2</sup></b>	<b>460 m<sup>2</sup></b>	<b>4</b>	<b>4</b>	<b>1.390.000 €</b>



Contact us to receive more information or request a visit:



+34 934 675 810



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Spacious villa a step from Sant Pol beach located in a very quiet residential area with few neighbours. Well communicated with the tourist town Calella and the picturesque town of Sant de Mar - the Pearl of the Maresme. Situated in Sant Pol there is one of the best restaurants in Spain with 3 Michelin stars. Also well communicate with Barcelona (45km). The house is on three levels and has been built very solidly with high quality materials. The property consists of: BASEMENT FLOOR: large garage for two or three cars, entrance hall, machinery room, lift, toilet, pantry and a loft type studio with a courtyard actually used as a gymnasium. LOWER FLOOR: Reception room, totally equipped modern kitchen, laundry room, guest toilet, spacious living-dining room with a study and access to the garden. In the garden there is a 30 sqm swimming pool that is on the same level as the lower floor. Also there are different terraces and a barbecue area. UPPER FLOOR: Two double ensembles with dressing rooms and two double bedrooms that share a bathroom. All with solid wood flooring. DETAILS: Three terraces with more than 150 sqm of natural sandstone flooring, lift, recording security cameras, alarm system, anti-vandalism glazing, electric blinds, underfloor heating, air conditioning in the living room, private borehole, water decalcifier, hot water powered by solar panels, etc.

## Features

- ✓ Wooden flooring
- ✓ Lift
- ✓ Heating
- ✓ Double glazing
- ✓ Air conditioning
- ✓ Storage room
- ✓ Office
- ✓ Gym
- ✓ Transport nearby
- ✓ Panoramic views
- ✓ Close to harbour
- ✓ Well
- ✓ Irrigation system
- ✓ Fireplace
- ✓ Built-in wardrobes
- ✓ Utility room
- ✓ Parking
- ✓ Library
- ✓ Garden
- ✓ Sea views
- ✓ International schools nearby
- ✓ Beachfront
- ✓ Natural light
- ✓ Home automation system
- ✓ Electric blinds
- ✓ Alarm system
- ✓ Terraces | Balconies
- ✓ Open porch
- ✓ Laundry room
- ✓ Fitted kitchen
- ✓ Residential area
- ✓ Golf course nearby
- ✓ Beach nearby

## Location

Sant Pol de Mar is a picturesque Mediterranean town of fishing origin, made up of white houses and wide beaches of white sand where you can practice lots of water sports.

With an important culinary culture, down its narrow streets there are restaurants of recognized international prestige where you can enjoy the delicious regional gastronomy, based on fresh fish and local garden produce.

If you are looking to buy or sell a luxury property in this town located halfway between the cities of Barcelona and Girona, at Barcelona & Costa Brava Sotheby's International Realty we can help you.

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**Barcelona & Costa Brava Sotheby's International Realty**  
Passeig de Gràcia 41, 2º 1ª "Casa Amatller" · 08007 · Barcelona  
Phone: +34 934 675 810 · Email: info@barcelona-sir.com

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