



HOFFMANN & VALDEZ

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REAL ESTATE



# Villa rustico by the sea



This wonderful Mediterranean villa on a huge plot, directly on the sea in the most exclusive area of Gavà Mar. The materials used, such as marble, are of very high quality and give the property, which appears rather rustic from the outside, a very high-quality and elegant effect.

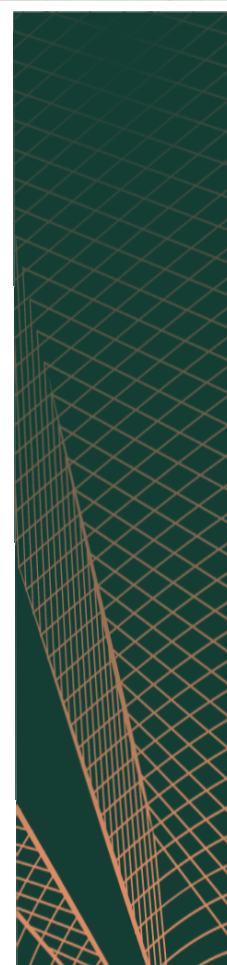
The outdoor area, with pool surrounded by the garden, feels nice and calm.

It is a perfect place to invite friends over for a barbecue or just have a good time with the family.

The property is located in one of the most exclusive areas of the beach, in the first line of the sea, just a step away from the beautiful wide beach overlooking the sparkling sea.

object number	price
114	€5.900.000
land area	living space
1.543m <sup>2</sup>	838 m <sup>2</sup>
year of construction	total rooms
1999	9
✓ sea view	✓ home cinema
✓ pool	✓ garage
✓ sauna	✓ garden
✓ gym	✓ home office
✓ terrace	✓ fitness room
✓ balcony	✓ alarm system









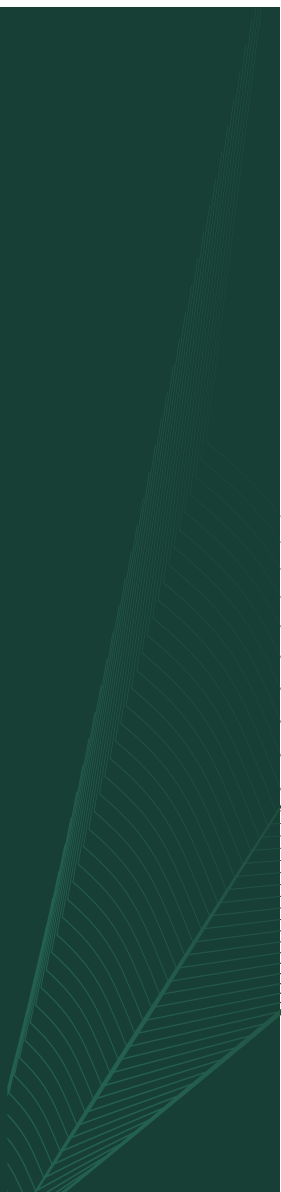








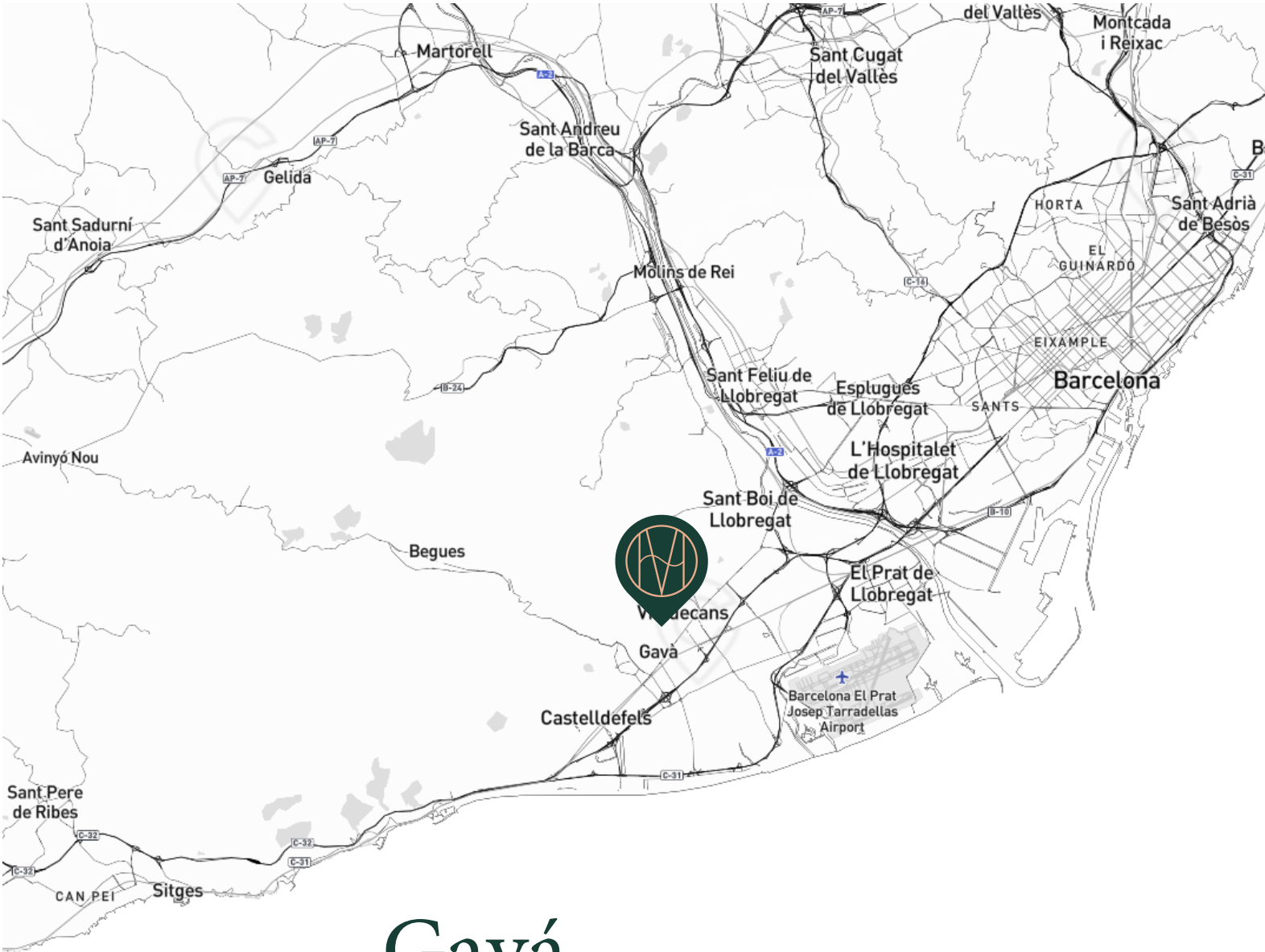












## Gavá

Gava has the perfect location for those who want to get quickly to the international airport El Prat BCN, it is only 10 minutes away.

The metropolis of Barcelona with all its facets is 25 minutes away,

there you have a wide choice of gourmet restaurants, various designer shops and a variety of cultural and artistic offering.

After an exciting day in the lively city of BCN, you'll be even more delighted to arrive back home in your wonderfully tranquil paradise.

They also have renowned international schools and various golf courses nearby.

It is the perfect place for families, business people and sportsmen to enjoy live.

5 km

Center

9 km

Airport El Prat BCN

3 km

Supermarket

22 km

Barcelona Center

2 km

Highway

8 km

Hospital

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## Interior

You enter the property in the marble entrance hall with glass elevator and elegant upward curved staircase to the second floor.

The view falls directly on the open plan living and dining area with fireplace lounge and direct access to the spacious terrace with manicured garden and pool.

Furthermore, on the first floor there is the kitchen with an extra dining area, a suite and another bedroom with separate bathroom. In each bedroom are fitted wardrobes with very high quality fronts.

To reach the second floor you can either take the elevator or the luxuriously designed staircase, directly to the second suite with walk-in closet, a marble bathroom with built-in Jacuzzi and access to the balcony with a breathtaking sea view.

Down the hall you will find two more bedrooms and a home theater that can be used for other purposes.

On the second and last floor you will find a converted attic with largest suite of the house a small balcony and the gigantic sea view directly from your bed.

The basement can be accessed through the first floor or the garage, which has five parking spaces.



## Data Overview

Object type	Detached house
Address	Gava
City / District / Municipality	Gava / Castelldefels

## Purchase Price & Availability

Selling price	5.900.000 €
Current use	Inhabitet
Use on delivery	Free

## Area & Rooms

Living space	838 m2
Land area	1.543 m2
Constructed surface	1.290 m2
Seperate Apartment	1
Bedroom	7
Bathroom	6
Living Room	1
Basement	1
Pool	1

## Construction

Year of construction	1999
Type of construction	Massive
Parking spaces	5
Floors	4
Basement	yes

## Other equipment features

Terrace	1
Garden	Yes
Balcony	2
Homecine	Yes
Sauna	No
Pool	Yes
Hot tub	Yes
Shutters/blinds	Electric
Air condition	Yes
Alarm system	Yes
Elevator	Yes
Barbecue	Yes





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