



## Luxury 7 Bed Villa & Self Contained Apartment For Sale in Sitges



### Информация об агенте

Название:	Niall Madden
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Страна:	Великобритания
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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,769,801.98

### Местоположение

Страна:	Испания
Область:	Каталония
Город:	Ситжес
Почтовый индекс:	08870
Добавлено:	02.12.2025
Описание:	

Tourist licence approved 6 bed home with self-contained 1 bed apartment generating income in excess of 70k Euro Per Year For Sale in Sitges Spain

Esales Property ID: es5554892

Carrer del Roc Florit, 08870 Sitges, Barcelona, Spain

Magnificent South-Facing Sea View Villa in Levantina, Sitges

This offering presents a truly exceptional opportunity to acquire a luxury, seven-bedroom property is situated in the highly coveted residential area of Levantina, Sitges, Spain. The property is strategically positioned to capture truly breathtaking, panoramic sea views that sweep across the Mediterranean and the picturesque town of Sitges, establishing it as a premium address on the Catalan coast. This impressive villa is not only a grand primary residence but also a superb investment, boasting a separate income-generating apartment and a valuable, transferable tourist licence, allowing the new owner to capitalize immediately on the high demand for short-term luxury rentals in this world-famous coastal town.



The villa's extensive accommodations are intelligently distributed across three main levels, plus a substantial lower ground floor area dedicated to leisure and utility. In total, the property features a primary house with six bedrooms and four bathrooms, supplemented by the self-contained flat, bringing the total sleeping capacity to seven bedrooms. The lower level, situated above the garage, hosts a fully equipped gym—with all equipment included in the sale—a useful utility room, and a separate WC. Crucially, this level features a large lower ground floor terrace and barbecue area with direct access to the private swimming pool, which has been recently retiled. This outdoor leisure area is perfect for entertaining guests while enjoying the Spanish sunshine and views.

The heart of the home is located on the ground floor, which is dedicated to spacious and interconnected living areas. This level features a large open-plan living and dining room, designed to maximize light and the stunning sea vistas. Adjacent is a separate, fully equipped independent kitchen. Both the lounge and the kitchen provide seamless access to a generous south-facing terrace, which acts as a primary outdoor reception space and perfectly captures the sweeping views of the Mediterranean Sea and Sitges town below. This floor also includes a large double bedroom with built-in wardrobes, currently configured as a twin bedroom, complete with an ensuite shower room and WC. Even from this ground-floor bedroom, a pleasant glimpse of the sea is afforded.

The first floor provides the main sleeping quarters, featuring a further four bedrooms, all of which include built-in wardrobes. Three of these bedrooms boast direct access to large private terraces, all of which benefit from the villa's signature sea views. The main master bedroom on this floor is a true sanctuary, complete with a recently refurbished ensuite bathroom. A well-appointed main bathroom is also located on this floor, serving the remaining bedrooms, and includes a bath with a shower overhead and a double vanity unit, ensuring luxury and convenience for all residents and guests.

The top level, the second floor, is designed as a private suite or supplementary living space, accessed via a spiral staircase. This area includes a large lounge, a comfortable double bedroom, and a separate ensuite bathroom. The crowning feature of this floor is its own private, large terrace, which offers arguably the most incredible panoramic views of the entire property—perfect for quiet contemplation or evening cocktails under the stars. The inclusion of a self-contained apartment with its own private access on the lower level provides fantastic flexibility. It can serve as luxurious staff accommodation, a dedicated unit for visiting family, or, as it currently does, generate a healthy supplementary income, further leveraging the property's valuable tourist licence.

The location in the Llevantina residential area provides the perfect balance of exclusivity and convenience. Despite being a sought-after, tranquil residential setting, the property is located just five minutes from the town centre of Sitges. A significant advantage is the excellent provision of public transport in the area, meaning that owning a car is not necessary for enjoying the best of Sitges and the surrounding areas. The combination of seven bedrooms, dedicated leisure facilities (gym, pool), stunning panoramic views, excellent construction across multiple levels, and the established income stream from the self-contained apartment and transferable tourist license solidifies this villa as a great investment.

## ABOUT THE AREA



Sitges is a picturesque coastal town located in the Garraf region of Catalonia, Spain, renowned for its beautiful Mediterranean beaches, vibrant cultural scene, and historical architecture. Often referred to as the 'Saint-Tropez of Spain,' the town has a distinctive laid-back, yet cosmopolitan, atmosphere. Its appeal lies in its nearly four kilometers of pristine coastline featuring seventeen different beaches, ranging from secluded coves to wide, family-friendly stretches of sand. The town's promenade, lined with palm trees and elegant mansions, provides stunning sea views and is the heart of its social activity.

Beyond its beaches, Sitges is celebrated for its deep cultural and artistic heritage. It gained prominence in the late 19th century as a magnet for Catalan Modernist artists and writers, and this legacy remains visible today. Key cultural landmarks include the Cau Ferrat Museum, the former home and studio of artist Santiago Rusiñol, and the Maricel Museum, both located by the iconic Baluard, the old defensive bastion overlooking the sea. The town hosts several significant events throughout the year, most famously the Sitges Film Festival (dedicated to fantasy and horror cinema) and the vibrant annual Carnival, solidifying its reputation as a town with year-round cultural dynamism.

Sitges maintains a unique and famously inclusive social environment. It has long been recognized as one of Europe's most liberal and gay-friendly destinations, attracting a diverse and international community. This openness contributes to its cosmopolitan charm, seen in its wide array of high-quality restaurants, chic boutiques, and lively nightlife spots. The town's historical core, with its narrow, winding streets and whitewashed houses, contrasts beautifully with the blue of the Mediterranean, creating an exceptionally charming and welcoming urban environment for both residents and visitors.

For international and domestic travelers, the town benefits from its close proximity to a major transport hub. The nearest international airport is Barcelona-El Prat Airport (BCN), located approximately 25 to 30 kilometers northeast of Sitges. BCN is one of Europe's busiest airports and offers an extensive network of flights worldwide. Sitges is easily accessible from the airport via the efficient Rodalies train line (R2 Sud) or by road, with the journey typically taking around 30 to 40 minutes, making the town exceptionally convenient for short breaks and longer stays.

## MAiN FEATURES:

- \* 339m2 of living space ( House 279m2 ) Apartment ( 60m2 )
- \* 510m2 plot
- \* 7 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Общие

Спальни:	7
Ванные комнаты:	5
Готовые кв.м.:	339 кв м
Площадь участка:	510 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.984.405

