



SEASTONE

HOMES

Sitges

COMMERCIAL DOSSIER

Carrer Salvador Robert i Raventós 2, Sitges





SEASTONE

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SEASTONE

HOMES

We are a residential developer committed to each one of our clients. We strive for excellence to achieve the satisfaction of creating the perfect home.

We develop products with high standards of quality and design. Our main objective is to provide a balance between comfort, energy efficiency and sustainability, in order to achieve our goal of providing our clients with the home of their dreams.





We believe in commitment to **our customers**, the **environment** and society.

We are committed to **quality**, **your family** and **your home**.

Sitges

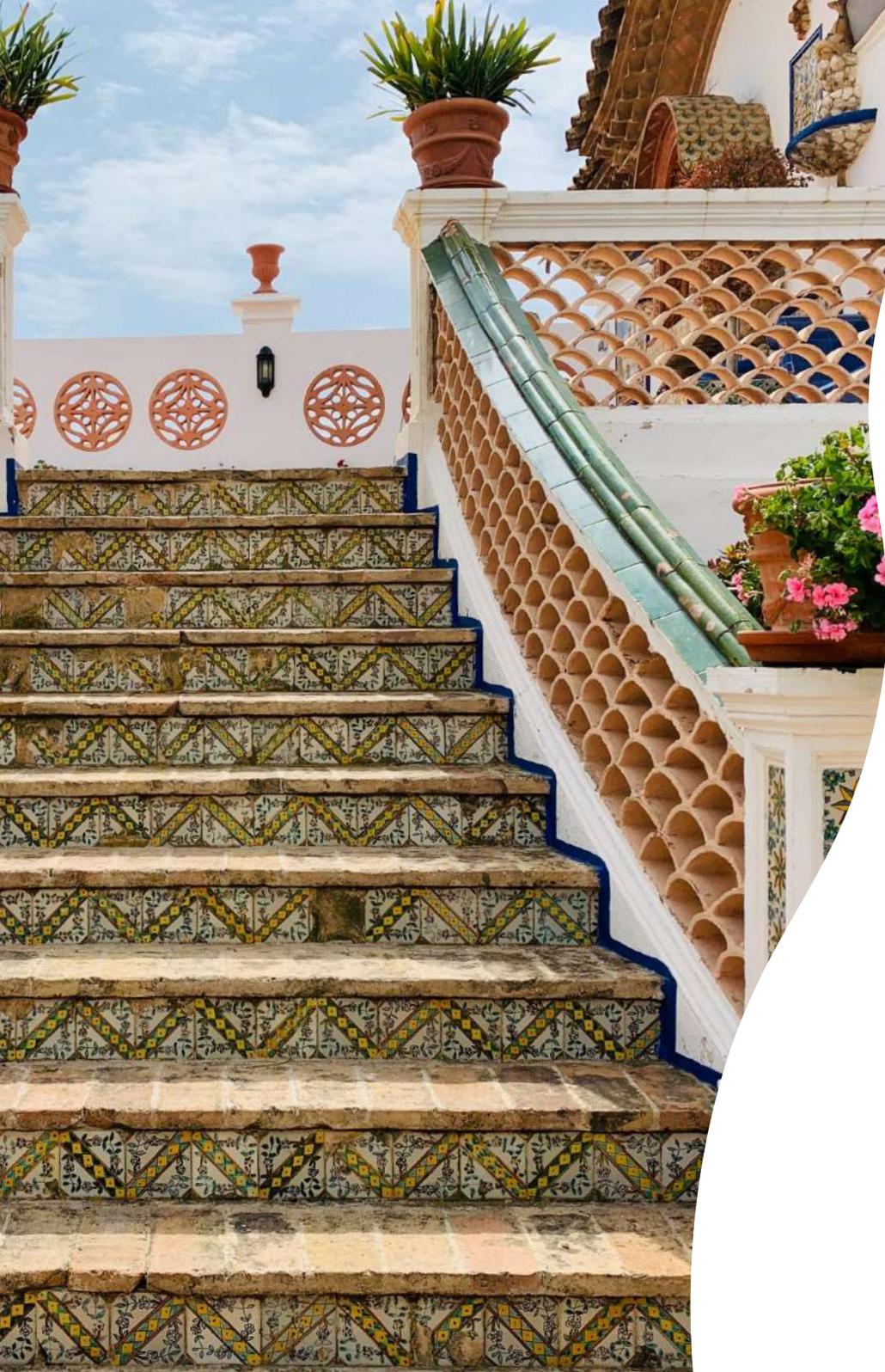
A coastal town located south of Barcelona, nestled between the Mediterranean Sea and the Garraf Natural Park.

There is a very special microclimate in the region, over 300 days of sunshine a year to be able to enjoy nature and the sea at almost any time of the year; over the years, the old fishing port has become one of the best places to live.

It has 4 km of beaches, small and quiet coves, wide sandy beaches and beaches located in the town centre that can be reached on foot. At the same time, it lies at the foot of the Garraf Natural Park, so people can enjoy being in contact with nature and many outdoor activities.

It also has three marinas, Aiguadolç, Garraf and Ginesta only 38 km from Barcelona, it offers excellent transport connections to the city centre and Josep Tarradellas Airport (El Prat), the C-32 motorway and C-31 main road. The Renfe Cercanías train station, a 5 minute walk from your home, connects you to the centre of Barcelona in under 40 minutes. Several intercity bus lines go to the neighbouring towns, El Prat Airport and the centre of Barcelona.





Everything you need

Sitges offers a wide range of services of the highest quality. A wide variety of educational centres, healthcare centres, supermarkets, sports areas and gyms, as well as an extensive, first-class gastronomic offer.

Cultural events throughout the year, starting with its Carnival, vintage car rally, local festivals, the grape-harvest, music festivals and the International Fantastic Film Festival, among many other activities.

- First class international educational centres, BSB (British School of Barcelona) and Ecole Bel Air.

- Subsidised educational centres, La Escola Pia de Sitges.

- 4 state primary schools of an excellent level, CEIP Esteve Barrachina, CEIP Miquel Utrillo, CEIP Maria Osso and CEIP Agnés.

- 2 state secondary schools, IES Ramón Benapres and IES Vinyet.

- Hospital San Joan Baptista de Sitges, CAP de Sitges.

- Mercadona, Carrefour, Sorli, Caprabo, Les Pruelles shopping centre.

- PM Sitges, Sorli Sport, Club Natació Sitges, Riding school.

Welcome

Seastone Sitges is a development in a privileged spot, designed to let people enjoy daily life in a unique environment, where light is the predominant element in almost all rooms, with large windows to maximise natural lighting.

All the properties have been designed in detail to guarantee an optimal layout, minimising circulation areas, so as to achieve larger living areas.





We welcome you to Seastone Sitges. To **your new home**. A privileged environment: the sea, mountains, light, outdoor life, the beach. You will have it all in your new home in Sitges. Homes designed with you and your family in mind, **a place to grow**.

Large windows, bright rooms, crystal-clear views, green areas, playgrounds.

Your home just as you like it. You decide the distribution, so you can adapt it to your family. It's your home. At Seastone Sitges we offer you all this.

The residential complex

It consists of 11 terraced houses with four bedrooms, arranged on four floors with large terraces.

Basement

Private garage for two cars with direct access to the house, service area and storage room.

Ground floor

Entrance hall, main living room of more than 50 m² with access to a terrace, integrated kitchen, bathroom.

First floor

Hallway with built-in wardrobe, master bedroom with dressing room and main bathroom en suite. Two bedrooms with fitted wardrobes and bathroom.





The residential complex

Second floor

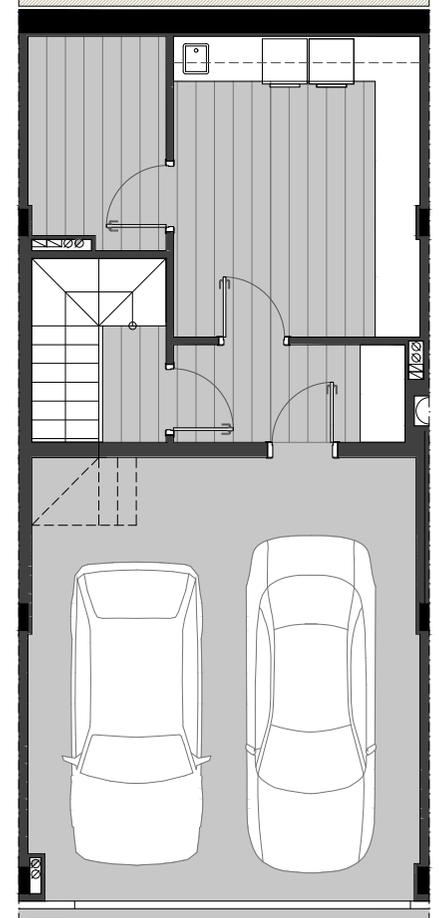
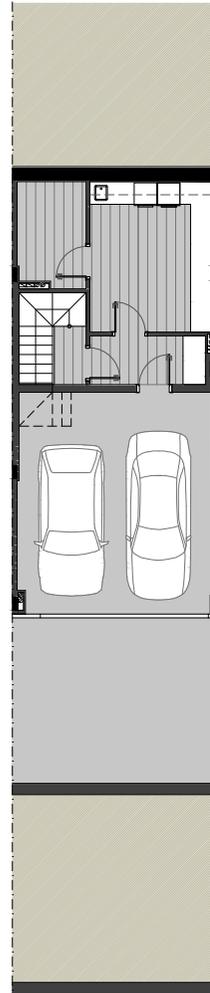
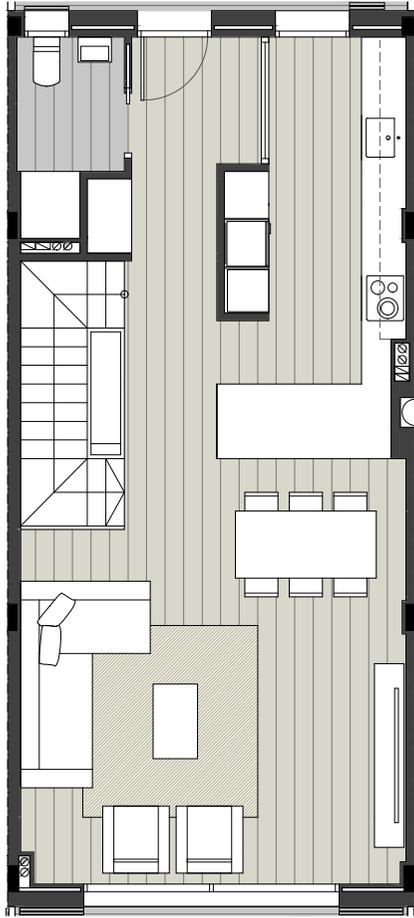
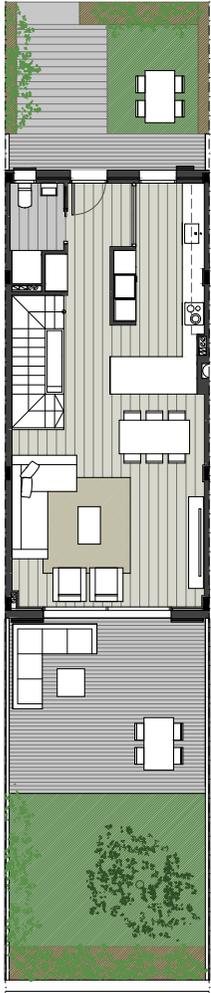
A studio/bedroom, with the possibility to add another bathroom and access to two large terraces, one facing south and the other smaller one overlooking the communal area.

Large garden area with community swimming pool

We offer the possibility to customise the ceramic finishes, flooring, water taps and other decorative aspects of your future home. You will be able to choose the options that best suit your tastes, but fundamentally to your idea of your home.

Layout of your home





Energy rating **A**



Exterior and community

Large communal area with a 12 m x 5 m swimming pool, on several levels and a maximum depth of 160 cm. Landscaped and partially paved area.

Installation of automatic timed irrigation with rainwater recovery in the community garden.

Green area with low water consumption plant species and native species.



Sitges



Marketing

SWAN

property services

936 337 698

Email: sitges@seastone.es

By appointment only

Legal warning: Project at pre-marketing stage to identify potential buyers. The developer will adjust its actions and contracts to the provisions of Act 38/1999, and other regulations that supplement and/or replace it. In accordance with this, at the time of the signature of the purchase and sale contract, the Company will deliver the legally required guarantees.

Document drawn up from the basic project of the building. It may undergo modifications due to technical requirements, always in accordance with the final design.

The location of bathroom fixtures and kitchen furniture may be modified for technical reasons. The rest of the furniture and decoration/vegetation elements are not included. The suggested decoration, if included, may not correspond to the pictures.

Ask at the point of sale.

All the information referred to in RD 515/89 of 21 April is available at our offices.