



**ESTATE  
BARCELONA**

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## House Nº18081 Santa Susanna

PRICE

**1 385 000 €**

SQUARE OF  
HOUSE

**445M2**

LAND AREA

**566M2**

BEDROOMS

**6**

BATHROOMS

**4**

Designer villa with high quality materials. Its privileged location allows you to enjoy incredible panoramic sea views.

House has a plot of 555m2, 445 m2 built and distributed over 3 floors.

It has an aerothermal system with central remote control. Underfloor heating is present on all three floors, also controllable by application. In addition, the air conditioning covers the entire house and has a centralized vacuum system with integrated pipes in the walls.

The exterior SATE insulation and laminated glass with argon gas and solar control guarantee optimal thermal comfort, and open the house to its spectacular views of the Mediterranean Sea. Home automation allows control of





blinds, shades and lighting (indoor, outdoor and pool) through the Smartlife app or by voice with Alexa.

The blinds in the bedrooms are security shutters and the main blinds are motorized with remote control. The saltwater pool, ready to heat if desired, has a removable child guard.

As for security, the house is equipped with wired security cameras, with 24-hour continuous recording and perimeter detectors. The system allows security to be sectorized, controlling both the interior and exterior from any device.

Sustainability is another strong point, with 30 solar panels that produce more energy than the house consumes, with production/expense control by mobile application and with the possibility of installing batteries and/or vehicle chargers. The house has a well and a tank of 10,000 liters of water, rainwater collection. There is automatic irrigation in the gardens and in the organic vegetable garden.

The house has an elevator with capacity for six people, a garage with space for eight vehicles and a service staircase that connects from the garage to the garden. It also has a bioclimatic pergola with adjustable slats, and a fully equipped kitchen with integrated AEG appliances and an extractor hood built into the ceiling.

Santa Susanna is a perfect destination for families.