



LA VINYA 20

by **OAB**
Office of Architecture
in Barcelona



PGA CATALUNYA
RESORT

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PREMIUM
PARTNER



LA VINYA 20

CLARITY, ELEGANCE AND SPECTACULAR VIEWS

CHARACTERISE THIS MEDITERRANEAN PROPERTY

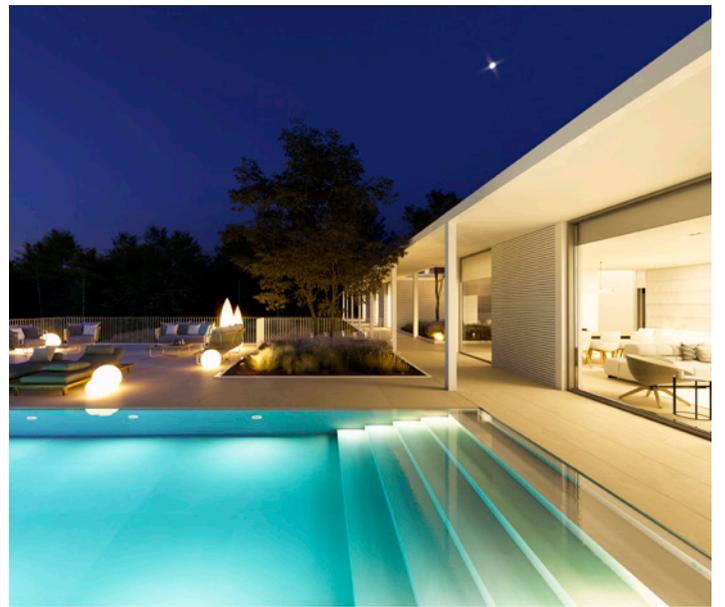
This unique, luxury home is situated in La Vinya, the most exclusive area of the resort that boasts panoramic views of the golf course and natural surroundings. Designed by OAB, the studio of leading Barcelona architect Carlos Ferrater, the 4-bedroom property is set on a generous 2,000m² plot adjacent to vineyards and surrounded by trees.

The spacious, open-plan living area features floor-to-ceiling windows offering a seamless connection with the expansive, south-facing terrace - perfect for entertaining - and private, 35m² infinity pool.

One of the original features of this one-off property is its layout. Three of the beautifully appointed bedrooms and en-suite bathrooms are situated on the ground floor, with direct access to the terrace and garden. A second terrace at the rear of the property comes complete with a jacuzzi, for full privacy even in winter. The first floor space is entirely dedicated to the master bedroom and en-suite bathroom for optimum calm and privacy. Accessed by a stylish staircase in steel, glass and iroko wood, the master bedroom has two private terraces with breath-taking views of the golf course, the resort and its surroundings.

A luxurious family property. Like no other.







BASIC DETAILS

ARCHITECT	Carlos Ferrater (OAB)
PRICE	€2.900,000
PLOT	2.003 m ²
INTERIOR BUILT AREA	635,4 m ²
EXTERIOR BUILT AREA	388 m ²
BEDROOMS	4
BATHROOMS	5
GUEST TOILET	1
POOL	35 m ²

EQUIPMENT

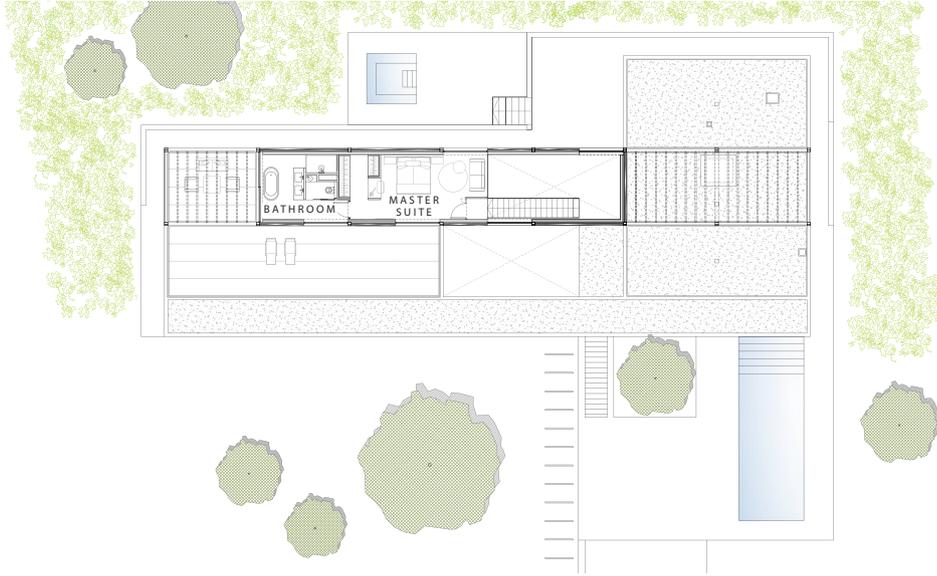
KITCHEN	Bulthaup, Neff
BATHROOMS	Duravit, Hansgrohe
AIR CONDITIONING	LG Multi V5
HEATING	Radiant floor + LG Multi V5
DOMOTICS	KNX-Control 4
COMMUNICATIONS	Optical Fibre, Wi-Fi Amplifier
ENERGY QUALIFICATION	Rating B

Estimated built areas, counting the 100% of the surface area of the property, 50% of the covered patios. Approximate terrace surface counting is 100%. This is a document provided for information purposes only, the Developer reserves the right to modify the figures and features & specifications because of technical or legal circumstances. The developer reserves the right to change the finishes for others of equal or higher quality than those specified. Computer generated image for illustrative purposes only. Consumption and emission values are for guidance only and correspond to a standard home with a specific location, orientation and finishing materials. The measurements referred to in this brochure are those of the properties in Block B, they are an approximate guideline for the rest of the Blocks.

Interior built area	635,4 m ²
Exterior built area	388 m ²



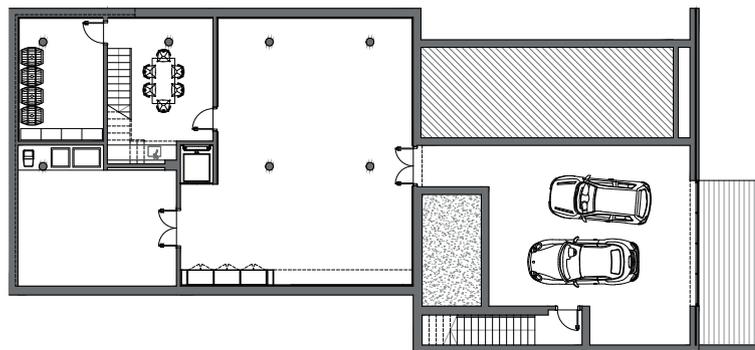
FIRST FLOOR



GROUND FLOOR



BASEMENT



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