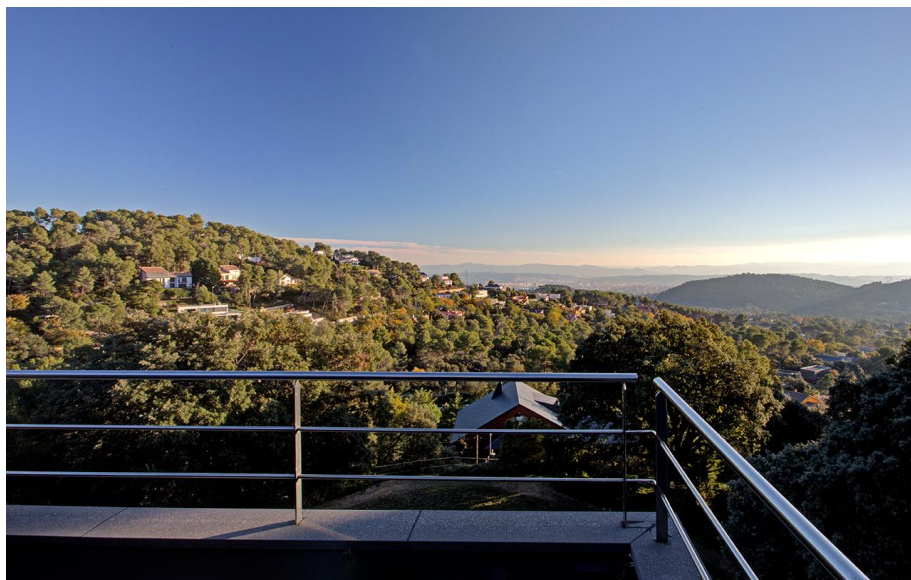




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### Exclusive villa in perfect affinity with nature. Barcelona

**Ref. S207**

Eco-conscious luxury home in Matadepera,  
designed for accessibility.

**6 habitaciones**  
**6 baños**  
**965 m<sup>2</sup> de superficie**  
**4.671 m<sup>2</sup> de terreno**

A wonderful family home, this stunning villa is very well suited to those with restricted mobility and offers every imaginable comfort. Ideal for remote working.

This exclusive residence is an oasis of privacy in the lap of nature, revelling in panoramic views and mature gardens planted with native species. With its smart home credentials and proximity to Barcelona, it holds the enticing promise of an exceptional quality of life.

At 965 sqm, the property stands in a 4,671 sqm plot that blends into the forested landscape with faultless discretion. The grounds have been meticulously tended, preserving the native flora and creating a unique unspoilt landscape where unobtrusive footpaths invite us to wander at leisure.

The house is arranged on four levels and has been thoughtfully designed for optimum comfort, privacy and enjoyment. It's a highly liveable space, seamlessly connected throughout by lift.

The lower ground floor reveals a whole suite of spaces dedicated to well-being and entertainment. Picture a swim in the fitness pool or a workout in the gym, followed by a relaxing evening in the cosy sitting room, reading by the fire or enjoying a friendly game of billiards. A kitchen, wine cellar, home bar, family bathroom and one double bedroom can also be found on this level.

The ground floor is largely given over to living and reception space, comprising a well-proportioned sitting room with dining area, butler's pantry with large central island, utility room, home office, en-suite guest bedroom and guest bathroom. There's also a large garage with space for five vehicles and a self-contained workshop.

Upstairs on the first floor, we find four en-suite bedrooms, each with its own dressing room and private terrace with sensational views. As an unusual perk, there's even a panic room with extra security features.

Finally, the attic level is fully set up for home working, with a peaceful study that's spacious enough to accommodate meetings. This well-designed space also has its own fireplace and terrace, providing a vantage point for taking in the impressive panoramic views extending to the coast.

Outside, the property's utterly charming gardens are a refuge for nature: beautifully landscaped, planted with native species and shaded by oaks, holm oaks and a centennial cork oak tree. Exploring further, we discover a vegetable garden, footpaths for enjoying the outdoors and a delightful choice of corners to read, relax and soak up the sun, all completely screened from view.

This unique home has been architect-designed to offer independent entrances, wide circulation areas and a flexible layout, easily adaptable to your family's specific needs.

Warm beige brickwork with blue metallic tiling, crowned by green rooftops, unite this prepossessing home with its glorious natural setting.

Smart as well as stylish, it features the latest in home technology and a raft of sustainability solutions. The gardens are maintained with drip irrigation and a 100,000 litre rainwater pond, while the house itself is equipped with a grey water recovery system, solar thermal panels, gas central heating and mounts for photovoltaic panels and wind turbines. An integrated smart home system, centralised vacuum cleaning system, pool filtration and dehumidification systems, CCTV, fibre optic internet and centralised home server take household tech to another level.



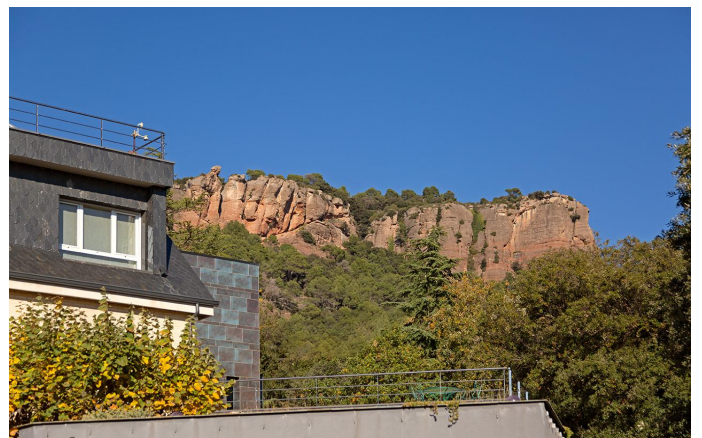
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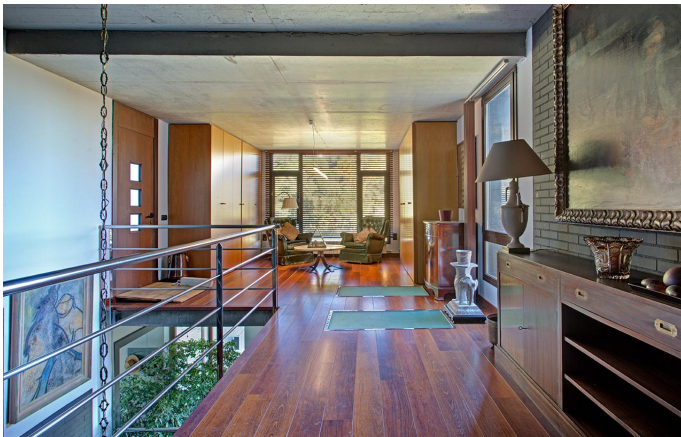






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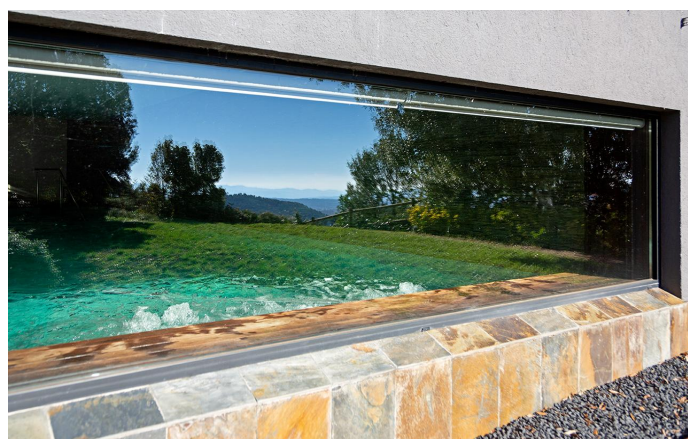
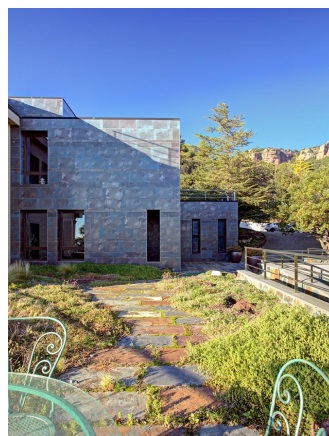
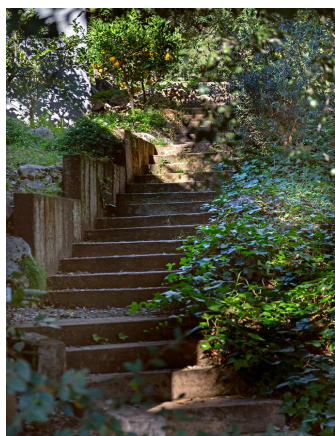
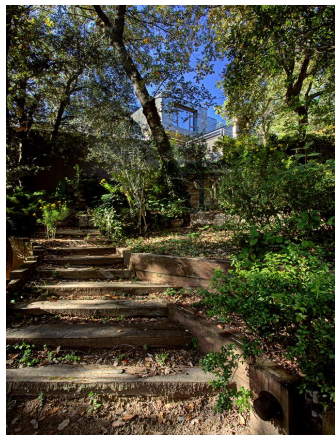
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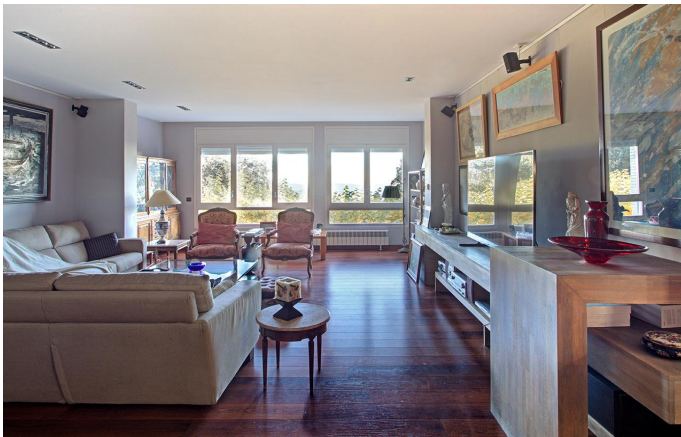
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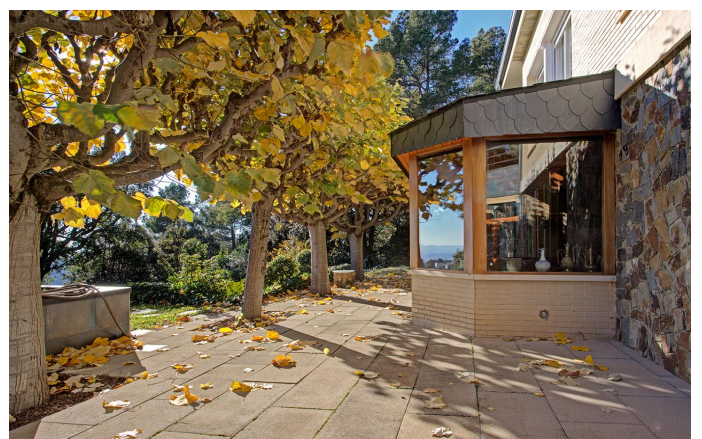
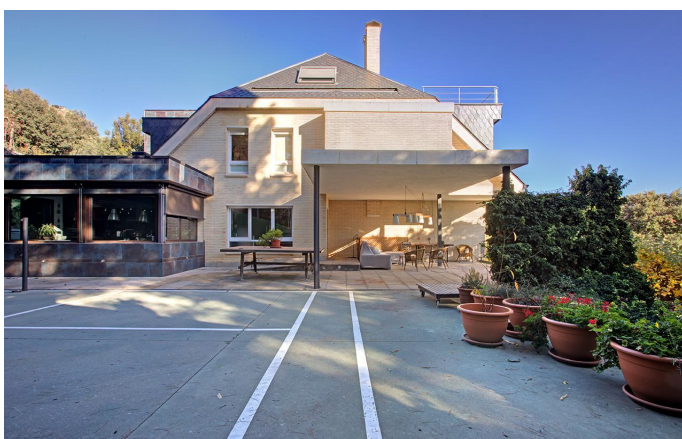
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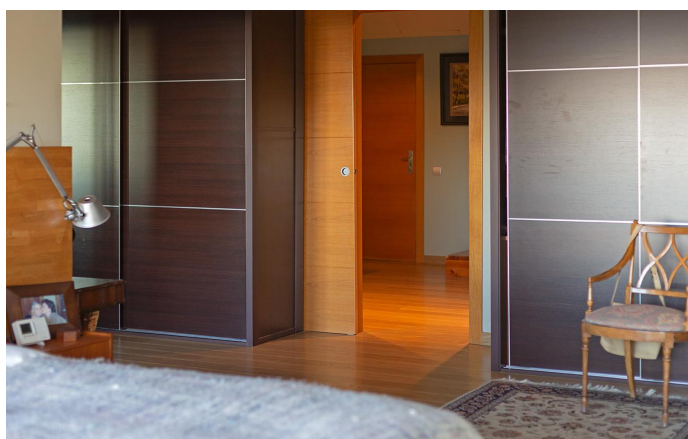
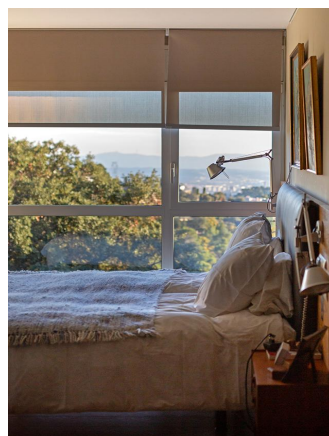






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