

# Villa Miramar

Region: Sitges Sleeps: 8

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## Overview

Sitting above Sitges in the tranquil enclave of Valpineda, Villa Miramar is a sophisticated Mediterranean hideaway where panoramic sea views, open-air living, and modern comforts combine for an effortlessly relaxed escape. This spacious multi-level home offers elegant indoor-outdoor living, just a short drive from the golden beaches and vibrant town centre of Sitges.

The villa's warm, ochre-hued façade gives way to a contemporary interior defined by crisp white walls, rich wood floors, and expansive windows that draw the sparkling coastline into view. Inside, the layout flows over three floors, with multiple living and dining areas, a chic kitchen with stainless steel appliances, and versatile sleeping arrangements ideal for families and groups. The top-floor loft suite and sea-facing master bedroom add a touch of indulgence, while a converted basement chill-out room, complete with sofa bed, office, and gym, ensures plenty of space to unwind.

Outside, sun-drenched decks, a private pool, and a summer kitchen with barbecue create the perfect setting for lazy days and alfresco evenings. Whether you're enjoying sunset dinners on the upper terrace or morning swims surrounded by lush greenery, Villa Miramar invites you to embrace laid-back luxury with a view.



## Facilities

Walking/Hiking Paths • Padel • Surfing • Boat Trips • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Exclusive • Ideal for Kids • Private Pool • Golf Nearby • Air-Con • Wine Tasting • Fishing • Wow Factor • Has Discount • Special Offer • Cots (Cribs) • Chef/Cook Available • Ideal for Teens • Beach Nearby • <1hr to Airport • Walk to Restaurant • Wi-Fi/Internet • Seaview • BBQ • Northern Lights Viewing • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Gym/Fitness Room • Dishwasher • Microwave • Sauna/Steam • Working Fireplace/Woodburner • Heating • Spa Treatments Available • Wine-Tasting Available • Transfers Available • High Chair(s)

# Interior & Grounds

## *Ground Floor*

- Fully equipped kitchen with top-of-the-line stainless steel appliances and central island
- Dining area
- Living room with panoramic sea views
- Guest WC

## *First Floor*

- Bedroom 1: Master double with a balcony with sea views, portable A/C unit and ensuite bathroom
- Bedroom 2: Twin bedroom, A/C and wardrobe
- Bathroom with walk-in shower

## *Second Floor*

- Bedroom 3: Family suite with double bed, twin beds, A/C, wardrobe and ensuite bathroom

## *Lower Ground Floor*

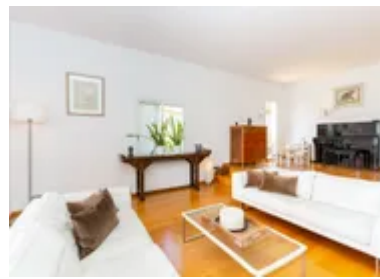
- Chill-out room with comfortable sofa bed
- Office
- Small gym (please see T's & C's)

## *Exterior*

- Terrace
- Al-fresco dining area
- Summer kitchen
- Barbecue with chill-out area
- Private swimming pool (8 x 4.5m)
- Comfortable sun beds

## **Additional Facilities**

- Wi-Fi
- Air-conditioning



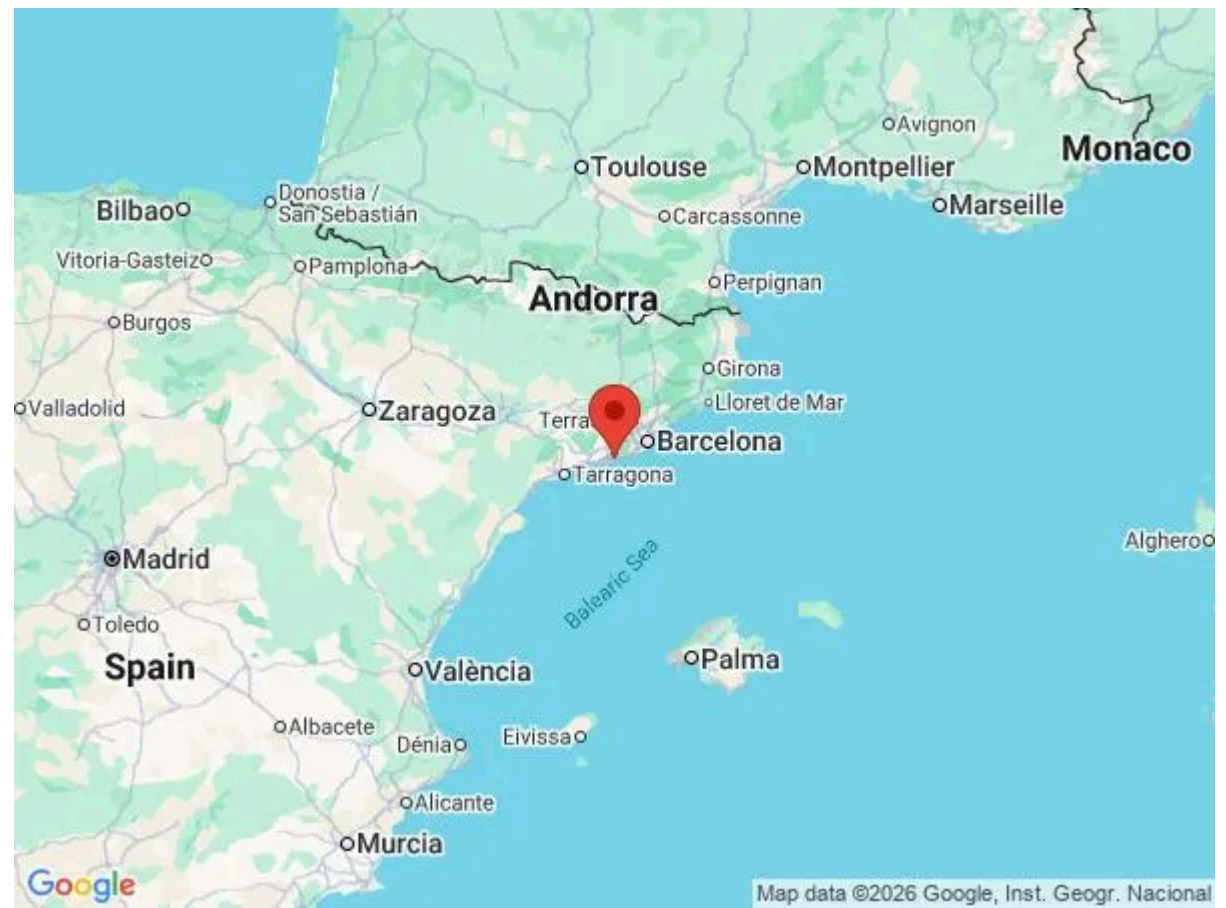
# Location & Local Information

Villa Miramar is located in the desirable Valpineda area of Sitges, an exclusive residential enclave known for its peaceful atmosphere and elevated sea views. The villa is ideally situated just a 25-minute walk or quick drive from Sitges' lively town centre, where you'll find a vibrant mix of restaurants, cafés, shops, and nightlife lining its palm-fringed promenade.

For beach lovers, the golden sands and clear waters of the Mediterranean are within easy reach, while those seeking adventure can explore nearby nature trails or enjoy water sports along the coast. Valpineda itself offers a selection of local amenities including bars, restaurants, and sports facilities. Barcelona is just 40 minutes away, making day trips to the city both simple and enticing. Whether you're here to relax or explore, Villa Miramar offers the best of both worlds, serene seclusion and convenient access.

## Local Amenities

Nearest Airport	<b>Barcelona Airport</b> (29 km)
Nearest Bar/Pub	<b>Wylie Brewery</b> (1 km)
Nearest Beach	<b>Sitges Beach</b> (2.5 km)
Nearest City	<b>Barcelona</b> (41 km)
Nearest Ferry Port	<b>Barcelona Port</b> (41 km)
Nearest Golf	<b>Club de Golf Terramar</b> (6 km)
Nearest Restaurant	<b>Bar Restaurant El Tros</b> (1 km)
Nearest Tennis	<b>Centre Esportiu Vallpineda</b> (400 m)
Nearest Town	<b>Sitges</b> (3 km)
Nearest Town	<b>Sant Pere de Ribes</b> (4 km)
Nearest Train Station	<b>Sitges Train Station</b> (3 km)
Nearest Supermarket	<b>Lidl/Aldi</b> (2 km)



## What we love

- With the elevated position of Villa Miramar you get stunning sea views from most rooms!
- The multiple terraces, pool, outdoor kitchen and barbecue area, make summer entertaining a breeze
- The gym and office are perfect for guests looking to keep up the hard work whilst enjoying their time away

## What you should know...

- Whilst it's only a 20 minute walk into town, please note that the return journey will be uphill
- All of the bedrooms, the dining room and basement are air conditioned; some rooms have portable units
- The pool is not fenced, meaning children will require supervision
- If hiring a car, please note that the driveway at this property is very short and steep

# Terms & Conditions

- **Security deposit:** €1,000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Between 4 - 8 pm.
- **Departure time:** 11 am.
- **Energy costs included?:** Yes, included in the rental price.
- **Linens & towels included?:** Yes, included in the rental price. <br> <br> The Property is supplied with 1 set of bed linen and towels per guest (1 shower and 1 hand towel and where applicable 1 pool towel) at no additional charge, unless otherwise specified. Additional changes may be requested at the following rates: <br> - €15 per single bed set; <br> - €25 per double bed set; <br> - €10 per towel set; <br> A one-off service/transport fee of €25 applies. <br> Requests for additional linen or towels will be delivered the following day, subject to availability. Please note that extra linen will be delivered, but beds will not be changed. If guests wish to have the linen changed, a minimum of 3 hours of cleaning service must be booked.
- **Pets welcome?:** Not permitted.
- **Other Ts and Cs:** 1 travel cot and 1 high chair are provided free of charge, subject to availability and provided the request is made at least 48 hours prior to arrival. <br> <br> Additional travel cots, high-chairs, and cot mattress toppers may be rented upon request, subject to availability, at the following fees: <br> - €25 per cot <br> - €15 per high chair <br> - €20 per cot mattress topper <br> A one-off service/transport fee of €25 applies if the service has not been requested at least 48 hours prior to arrival.
- **Changeover day:** Friday, Saturday or Sunday during peak season. Flexible at other times.
- **End of stay cleaning:** Extra €220, payable to Oliver's Travels with the balance payment. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Other Cleaning:** Additional cleaning is available at €16.50 per hour, plus IVA, payable locally. Minimum 3 hours. Please request this during the booking process.
- **Smoking Allowed?:** Smoking and Vaping is not permitted.
- **Other 3:** Lead guest must be at least 25 years old. No groups of young people under 25 years old.
- **Minimum stay:** 7 nights in peak season. 3, 4 or 5 nights at other times.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available.
- **Tax:** Tourist Tax is payable locally in cash, typically costing between €1 - €10 per adult per night. Please enquire if the exact amount is required.
- **Internet access?:** Yes, included in the rental price.
- **Pool towels included?:** Yes, included in the rental price.
- **Stag & Hen Do Allowed? :** Not permitted.