

Gades & Kasman



EXCLUSIVE LUXURY VILLA IN SITGES

The property is located in an elevated area of Sitges, above the Golf de Terramar.

Has excellent panoramic views and consists of two parcels of rectangular shape and with a uniform slope. All the buildings have been oriented to the south-east, and taking advantage of the slope and the location of the houses in the upper part. Obviously the property enjoys excellent views of the sea.



Plot area: 3,260 m²

Total built area: 2,744 m²

The villa has a double access, one from the main street and the other from the forest road at the back.

In the set of the two plots there are three buildings:

- Main house (2,060 m²): with a pool and a jacuzzi, located in the highest area and with the best views. It has a three-level annex building for a garage and a leisure area with a disco and movie theater.
- Guest house (1,200m²): with a pool, located in the middle area
- Service apartments: next to the main access to the property.





All the buildings have very pure geometric shapes adapted to the geometry and topography of the plots: circle, triangle, rectangle and rhombus. They are geometrically perfect shapes that are combined in a balanced way between them, not arranged randomly but in perfect harmony based on their use and the meaning of each figure.

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The circle

It is the archetypal form from which the other forms are drawn. It connotes protection, infinity and warmth. Having no start or end points, it is used to represent movement and freedom. Architecturally, circular spaces have been used for meeting spaces, human relationships and culture. In the case that concerns us, these spaces have the use of a library and living and relationship areas.

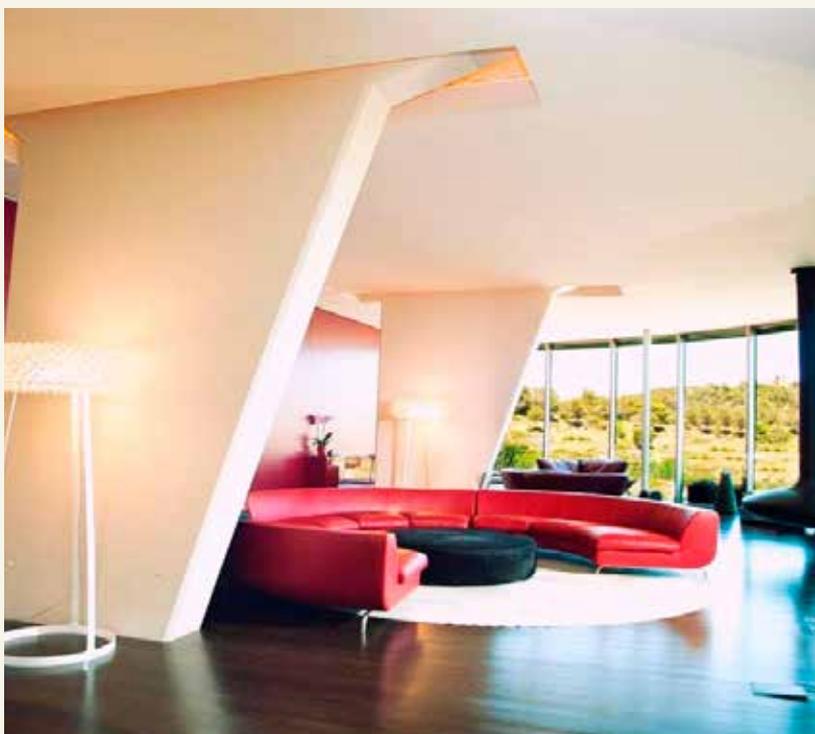


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Technically, a circle has a better behavior against winds and solar radiation, since on curved facades the orientations are not direct but are diluted, improving the use of solar radiation and reducing the surfaces penalized by their orientation in terms of heat loss or gain. Thanks to a smaller heat transfer surface, at the energy efficiency level it is the most efficient way of all.

The triangle

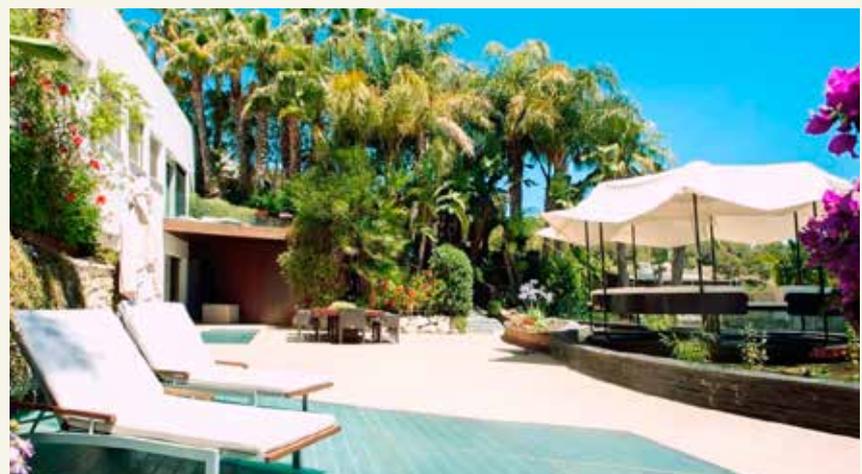
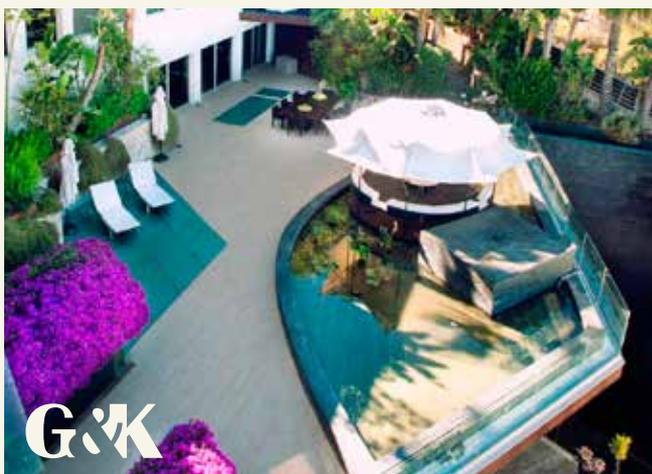
Due to its three sides it is considered a stable figure with various points of support. It is associated with action and perfect balance, denotes security and suggests expansion and growth; architecturally it is an image of power and energy in any composition.

The triangle symbolizes harmony, divinity and proportion; it is the key to geometry and is at the base of the golden section or divine proportion. In the age of Egyptian splendor the triangular shape was considered as a window charged with positive energies (pyramids).

In our case, the triangle is situated as the backbone between the spaces of relationship (circle) and the private spaces (rectangle), of balance and communication between the two areas. It has been basically associated with the use of accesses (hall, staircase and elevator), and of services (kitchen, bathrooms and other bedrooms).



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The rectangular

In horizontal position it suggests rest, stability and performance of the intellect. The straight forms inspire security and order. Architecturally they give an image of strength, stability and space fortified, and in our case the rectangular shape has been used for bedrooms (rest), study (intellectual performance) and gym (physical and mental stability) spaces.

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Marcos Frutos
info@gadeskasman.com
+34 628 777 380

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Distribución

- Master Suite
- 4 suite rooms in the main house
- Service area with 2 bedrooms and 2 bathrooms
- Guest apartment with 2 suite rooms
- Outdoor garden
- Chill-out area
- BBQ area
- Viewpoint terrace
- Several rest areas
- Zen-style indoor garden with waterfall
- Property equipment
- Heated outdoor pool
- Indoor pool
- Solarium area
- Gym
- Sauna and spa area
- Turkish bath
- Changing rooms
- Wine cellar
- Game room
- Home-cinema room
- High standing equipment
- Lift
- Central heating
- Home automation
- Alarm system
- Centralized aspiration
- Telecommunications system
- Wi-fi equipment
- Interior lighting
- Exterior lighting
- Built and equipped with top quality materials
- Latest technological advances in equipment and home automation
- Elements of the highest quality and comfort on the market
- Coatings, waterproofing, exterior ceramics, pavements, among others, the most advanced design and construction systems have been used

