

€899,000 House / Villa - For sale - Reserved

## New build 3-bedroom villa for sale in Mas Alba, Sant Pere de Ribes, Barcelona

Spain » Barcelona » Sitges » Sant Pere de Ribes / Puigmoltó » 08810

**3** Bedrooms    **3** Bathrooms    **285m<sup>2</sup>** Floorplan    **400m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

+34 935 952 550 • [sitges@lucasfox.com](mailto:sitges@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Calle Major, 34, Sitges, Spain

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### OVERVIEW

## New to built luxury 3 bedroom south facing villa with private pool for sale in the popular residential area Mas Alba, close to Sitges and connected to GARRAF natural park

We are proud to present this fantastic opportunity to acquire this project for a tailor-made luxury contemporary home, designed by an outstanding architect. The property is offered off-plan and can be delivered within 12-18 months.

It is situated in a quiet street close to the entrance of Mas Alba. The building plot covers 401 m<sup>2</sup>. Behind the house, next to the garden with a pool, there is a large green area which provides privacy and an open view. The generous house offers a total built surface of 210 m<sup>2</sup> on the ground floor and first floor, plus a basement of 75 m<sup>2</sup>.

The conceptual design of the house uses the nearly south-facing position to catch as much light as possible during the colder months, with protection from the sun in the summer period.

The layout of the house is planned as follows; on entering the house via the hallway on the right, there we find a large modern kitchen of 25 m<sup>2</sup> with a cooking island and looking out to the living area via a patio with green plants. The living-dining area of 33 m<sup>2</sup> has access to the covered terrace and garden with a swimming pool. Finally, there is a guest toilet on this floor.

Via the stairs, we enter the sleeping area on the first floor. On the south side, there is a large master bedroom with an en-suite bathroom and a walk-in closet. The master bedroom has access to a terrace with panoramic views. This floor also offers two double bedrooms with a terrace and a family bathroom.

The basement provides a garage large enough to host two cars and offers storage space.

An opportunity for a couple or a family to buy an off-plan tailor-made home, with the building licences and permission already available to start building immediately.



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Mountain views, Terrace, Garden,  
Private garage, Natural light,  
Underfloor heating, Parking,  
Transport nearby, Security, Pet-friendly,  
New build, Near international schools,  
Exterior, Equipped Kitchen, Double glazing,  
Air conditioning

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