

€785,000 House / Villa - For sale - Reserved

## New build 4-bedroom villa for sale in Mas Alba, Sant Pere Ribes, Barcelona

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

<b>4</b>	<b>3</b>	<b>252m<sup>2</sup></b>	<b>656m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	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-built luxury 4-bedroom villa with private pool and garden for sale in the popular residential area Mas Alba, close to Sitges and connected to the Garraf natural park.

This modern villa, offered off-plan, is situated in the popular residential area Mas Alba, close to Sitges and connected to Garraf Natural Park. This is an opportunity to buy a brand-new home directly from the architect/developer with references in the area.

The house has a built size of 250 m<sup>2</sup> and sits on a generous plot of approximately 650 m<sup>2</sup>. A perfect plot/house ratio, which makes it possible to create a home with all interior living areas on one floor, directly connected to the garden with swimming pool and exterior living areas. Apart from that, on the ground floor there is the main entrance of the house and an additional sleeping area.

After parking the car on the ground floor level under the covered parking area, we enter the house via the main entrance in the hallway which leads to two double bedrooms with access to the front garden, a family bathroom, and an office space.

Going one floor up via the stairs, we enter at the main living area, connected to the higher part of the plot with the back garden, terrace and swimming pool.

We arrive in the large 62 m<sup>2</sup> kitchen / dining / living area with direct access to a terrace and the garden with swimming pool. This floor hosts the generous main bedroom with a walk-in closet and an en-suite bathroom. Further on, there is a second smaller bedroom which could be extended if the buyer wishes. Both bedrooms have access to a terrace at the front side of the house. There is also a second bathroom on this level.

As expected with a new-build home, the house will be equipped with modern installations, such as solar panels, an arothermal system for heating and cooling. Furthermore, the house has the possibility to add a lift later if the buyer wishes.

An ideal opportunity to buy a brand-new villa to enjoy all year round, or to use as a holiday home.

Professional renders and a video are expected soon; floor plans are available on request.



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Mountain views, Terrace, Swimming Pool, Garden, Natural light, Underfloor heating, Parking, Walk-in wardrobe, Solar panels, Pet-friendly, Open kitchen, New build, Near international schools, Heating, Equipped Kitchen, Double glazing, Built-in wardrobes, Air conditioning

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