

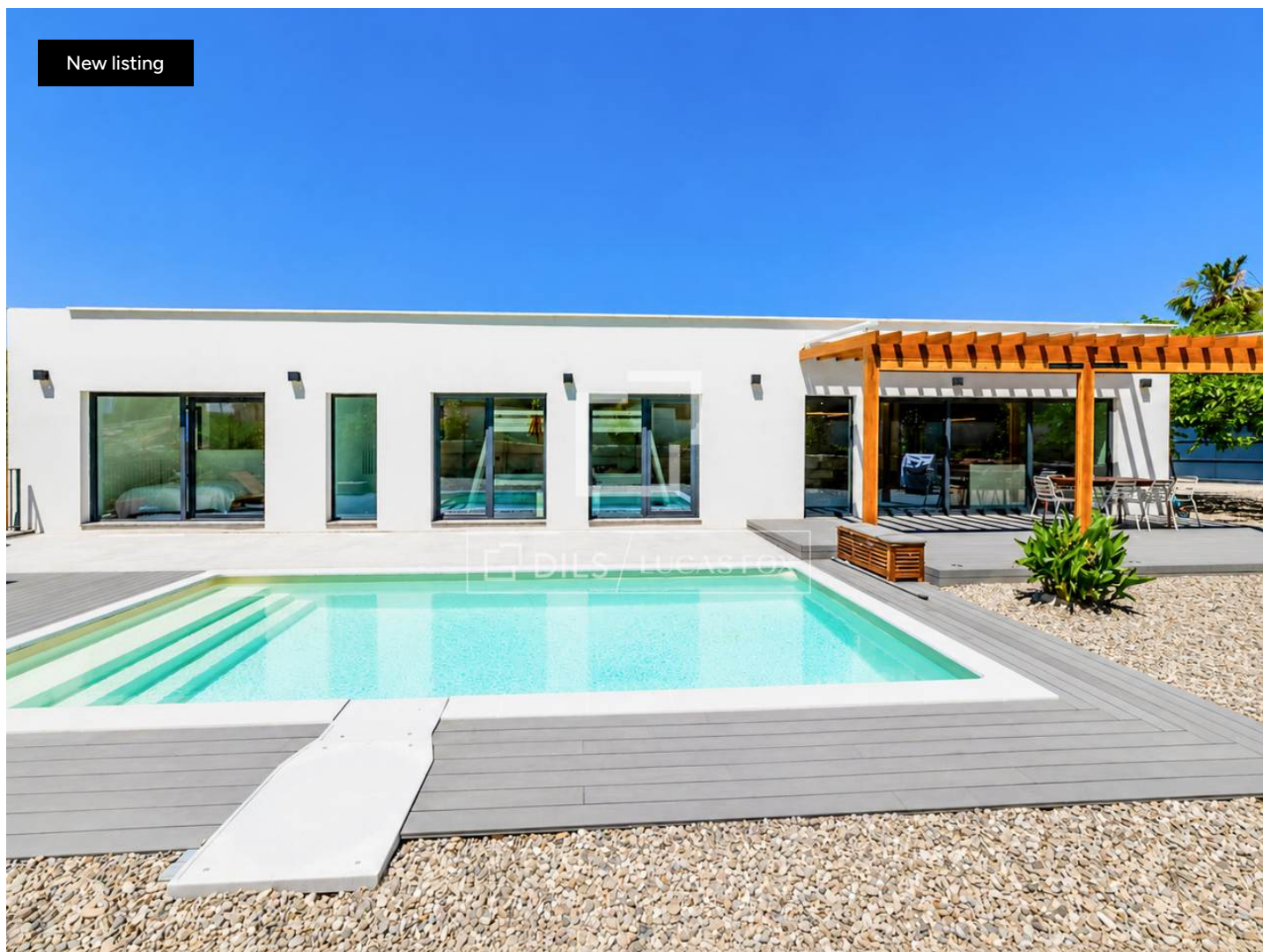
€1,100,000 House / Villa - For sale - New listing

Sustainable contemporary villa with 4 bedrooms, a pool and a large garden for sale in Mas Alba

Spain » Barcelona » Sitges » Mas Alba » 08810

4	4	252m ²	876m ²	70m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace

New listing



Contact us today for more information or to arrange a viewing

+34 935 952 550 · sitges@lucasfox.com · lucasfox.com · Calle Major, 34, Sitges, Spain

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Contemporary 4-bedroom house with a pool, large garden and high energy efficiency in Mas Alba, Sitges.

This newly completed home, finished in 2023, stands out for its modern architecture and a residential concept, designed to the highest sustainability standards. Set on a spacious corner plot in the Mas Alba residential area, it enjoys an excellent orientation, complete privacy, and abundant natural light throughout, just a few minutes from the centre of Sitges. Its design prioritises energy efficiency and environmental sustainability, incorporating solar panels and aérothermal climate control systems to ensure minimal energy consumption and optimal comfort year round.

Thanks to its generous proportions and practical layout, this is an ideal family home. The property is distributed across two independent levels, with street-level access via the upper floor. This level features an impressive open-plan living area with lounge, dining room, and fully open kitchen, seamlessly connected to the exterior through large floor-to-ceiling windows that maximise natural light. It also includes a guest toilet, separate pantry, and the main sleeping area, comprising two double bedrooms sharing a full bathroom, along with the main suite, complete with dressing room and private bathroom. All bedrooms on this floor enjoy direct access to the continuous covered terrace surrounding the façade.

The ground floor offers a highly versatile and functional space for everyday family living, including a room currently used as an office or independent storage area, a spacious laundry room, and a second en-suite bedroom with private bathroom, ideal for guests, older children, or anyone seeking greater independence. From here, there is direct access to a closed garage with comfortable space for two vehicles.

The garden surrounds the entire property and benefits from an ideal north-south orientation. It features more than 70 m² of covered porches, perfect for creating outdoor lounge and dining areas, alongside a magnificent 8 x 3-metre saltwater swimming pool, fully integrated into the surroundings and finished in artificial stone.

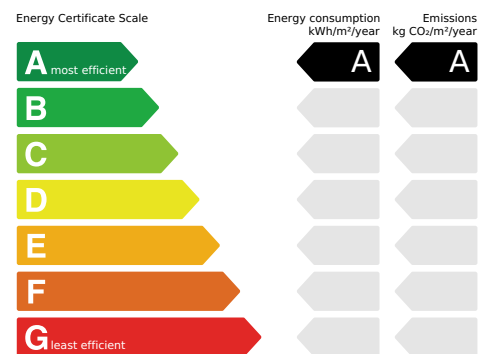
Please contact us to arrange a viewing and discover all the advantages this exceptional property has to offer.

The property is located in Sant Pere de Ribes, in the area of Mas Alba, with the location indicated approximately in accordance with current regulations. It consists of 287 sqm of built area and 177 sqm of usable area. The property is brand new.



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Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Utility room, Storage room, Solar panels, Panoramic view, Open kitchen, Heating, Double glazing, Domotic system, Built-in wardrobes, Alarm, Air conditioning



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The total sale price is 1.100.000 €. The indicated price does not include taxes or expenses associated with the sale and purchase which, according to current legislation, are the responsibility of the buyer; in this case, Property Transfer Tax (ITP) will apply. It also does not include notary or registry fees.

*The property has an Energy Performance Certificate (EPC) available. Regarding the Certificate of Occupancy (Cédula de Habitabilidad), it is available under number CHB02863823***, which will be provided upon request to interested parties. AICAT registration number 13225 and API number 4089 are visible in accordance with applicable legislation.*

Large Property Owner (Gran Tenedor) Status: NO

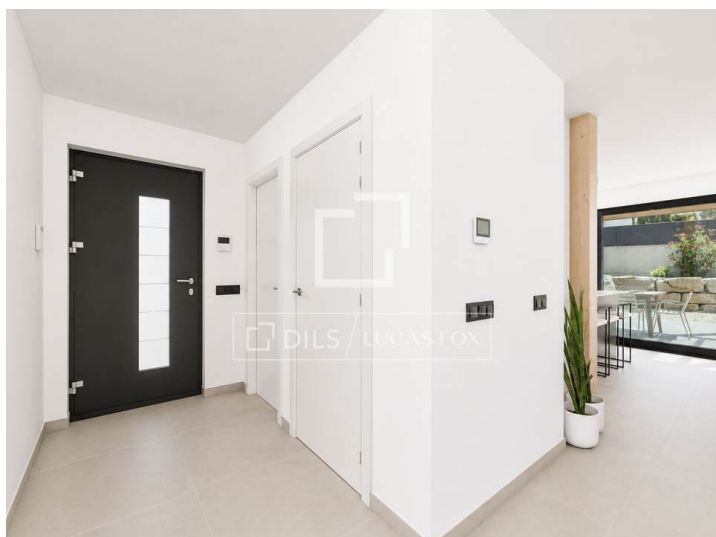
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