Ref. 6392

Durán Carasso
GRUPO INMOBILIARIO

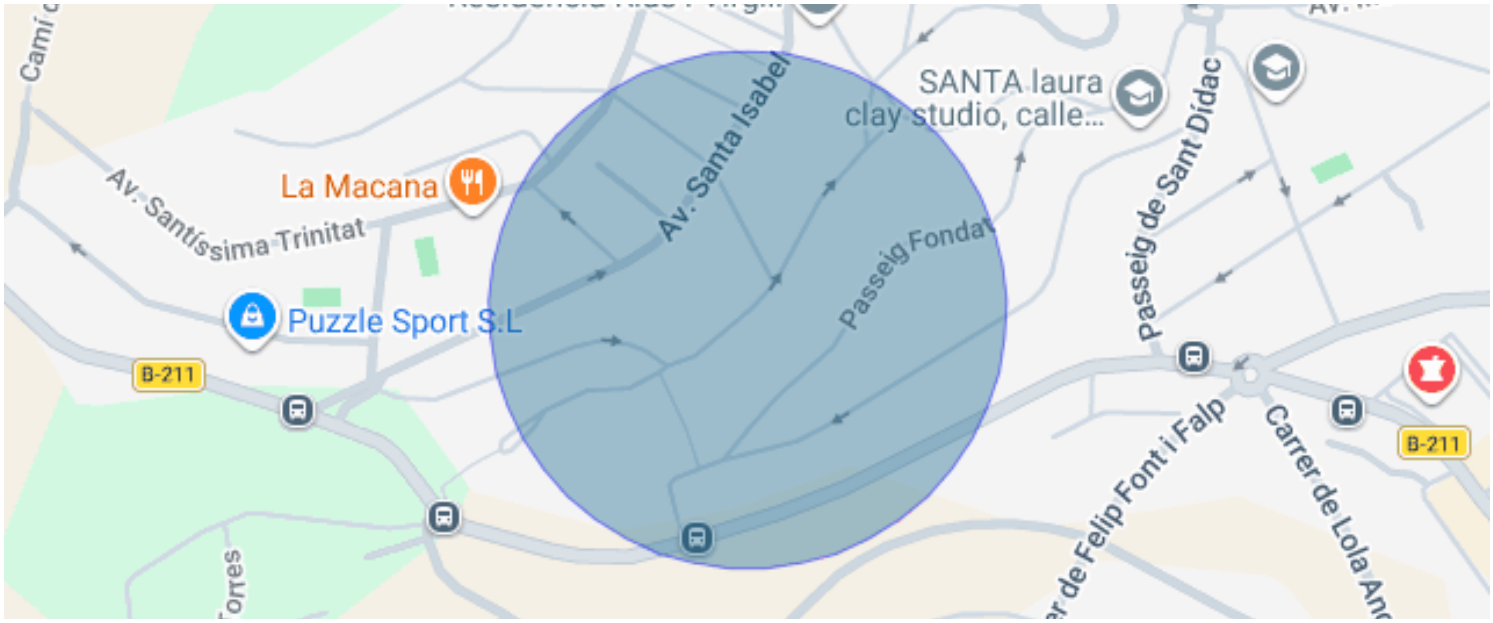


NEW-BUILD SINGLE-STOREY VILLA WITH POOL FOR SALE IN MAS ALBA

Mas Alba - Can Lloses / Sant Pere de Ribes

Price	€900,000
Sur. built	181 m²
Sur. util	135 m²
Bedrooms	4
Bathrooms	3
Plot	420 m²
Energy classification	A
Emissions rating	A

- ✓ Pool
- ✓ Heating
- ✓ Backyard
- ✓ Parking
- ✓ Built in closets
- ✓ Air conditioning
- ✓ Views
- ✓ Fireplace
- ✓ Terrace
- ✓ Outside



Mas Alba - Can Lloses / Sant Pere de Ribes

New-build single-storey villa in Mas Alba, Sant Pere de Ribes: 4 bedrooms, private pool, garden and an A-rated energy certificate.

The house offers 181 m² built on a single level, with no stairs or architectural barriers, in the quiet residential estate of Mas Alba. It is just a few minutes from the centre of Sant Pere de Ribes and from the beaches and amenities of Sitges.

The living area is a single open-plan space bringing together the lounge, dining room and kitchen. Large sliding glass doors open it onto the porch and the pool. A stone-clad fireplace takes centre stage in the lounge, while the dining area is bathed in light streaming in through the picture windows.

The kitchen, with clean lines in white and natural wood, features a breakfast bar for four stools, illuminated display cabinets and an induction hob concealed beneath the worktop, leaving the work surface completely clear.

The sleeping area comprises four bedrooms with fitted wardrobes, along with full bathrooms.

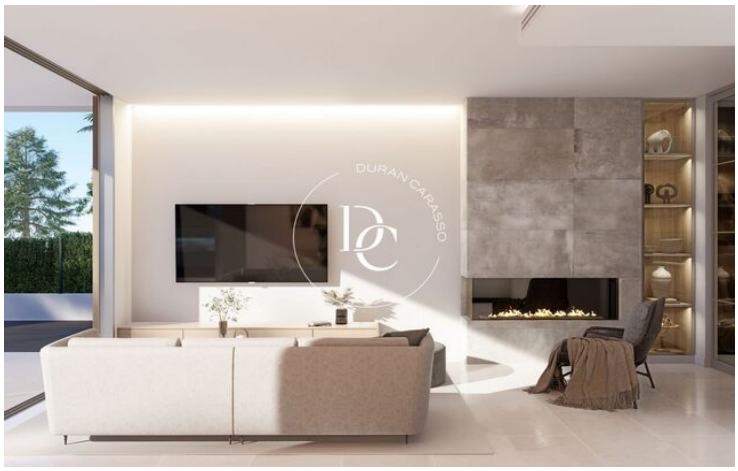
Outside, life revolves around the covered porch, with its chill-out area and outdoor fire. Beyond it lies the private pool, surrounded by garden and a hedge that ensures privacy. The property has its own independent access and private parking within the plot.

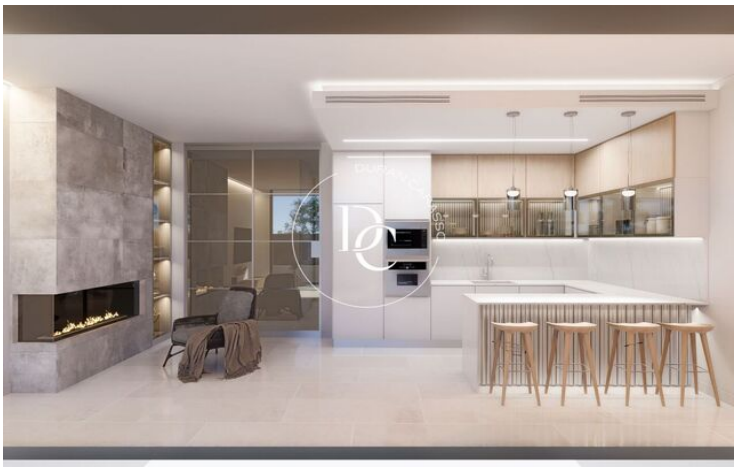
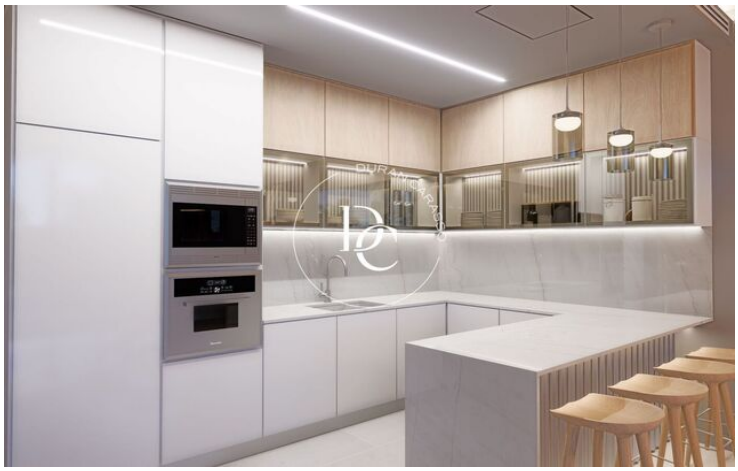
The façade combines lacquered aluminium and wood with external thermal insulation (ETICS). The house is heated and cooled by an air-source heat pump, which also supplies hot water, and features underfloor heating for even warmth and solar panels to generate its own energy. As a result, it achieves an A energy rating for both consumption and emissions. The specification is rounded off with Schneider Electric Quadro series switches and sockets and a Fermax video entry system, or equivalent, all with top-quality finishes.

A home designed for single-level living, full of light, focused on the outdoors and with minimal energy consumption, in one of the most peaceful residential areas of the Garraf.

Images: indicative project renderings.

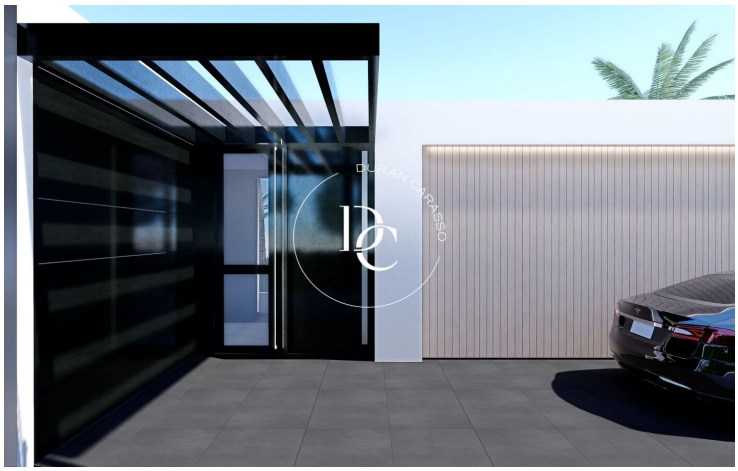
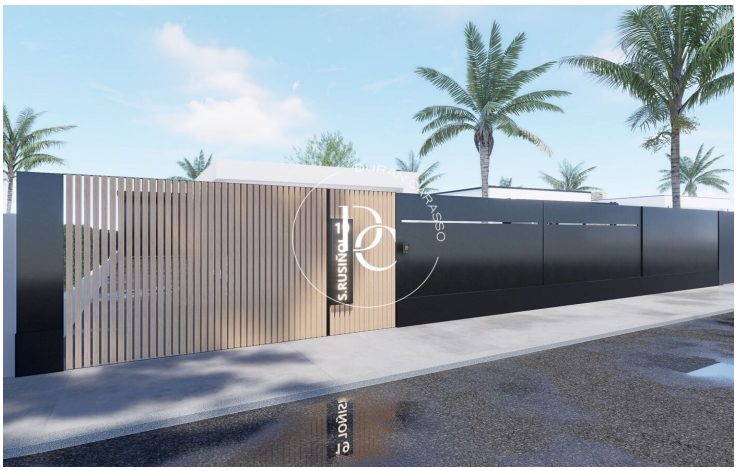


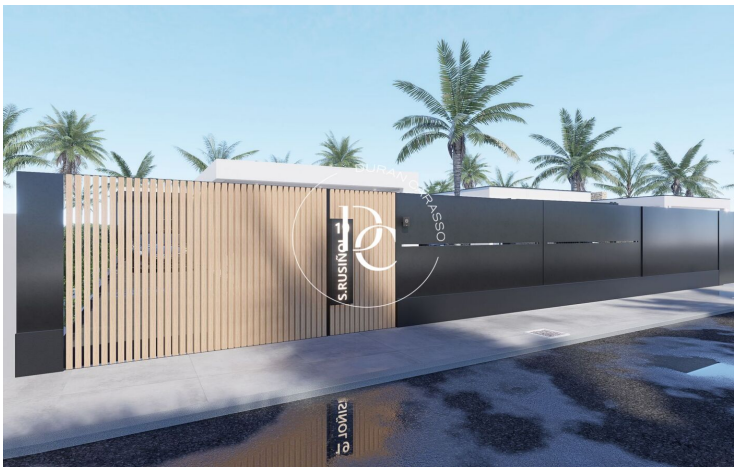



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