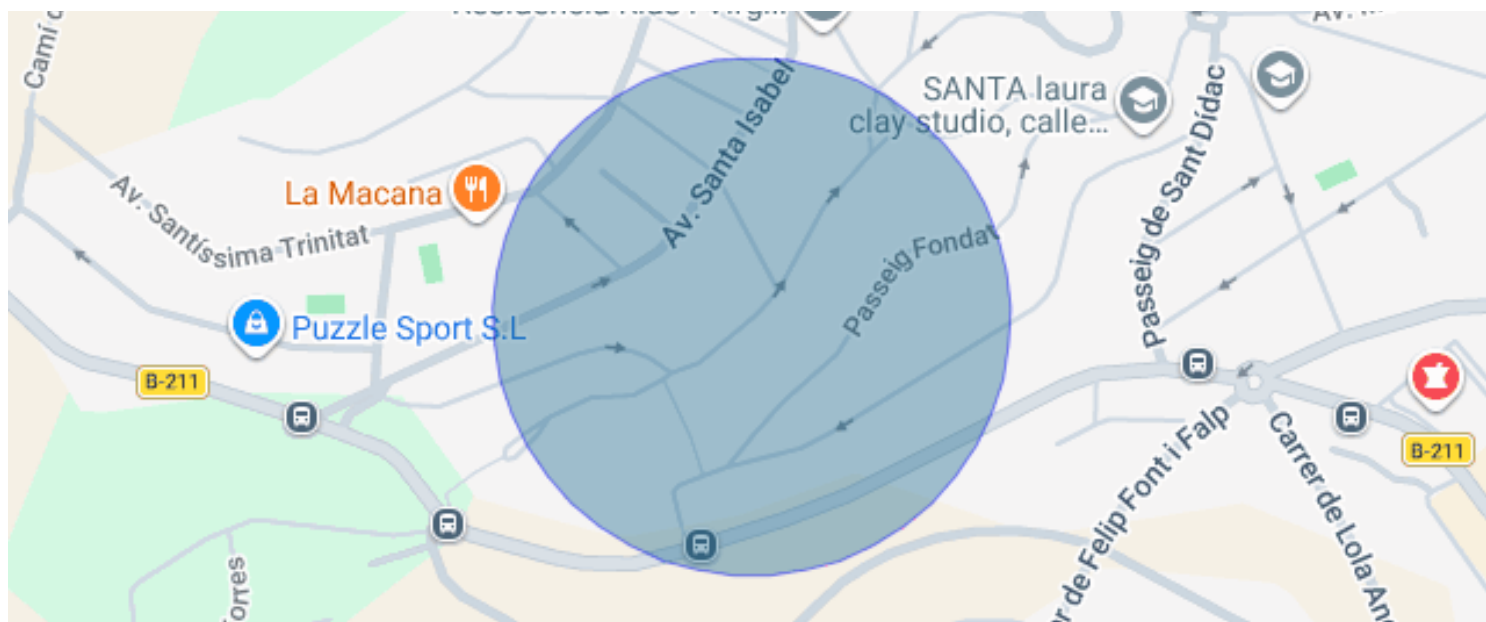




## EXCLUSIVE NEW-BUILD 4-BEDROOM VILLA ON A SINGLE LEVEL IN MAS ALBA

Mas Alba - Can Lloses / Sant Pere de Ribes

<b>Price</b>	<b>€900,000</b>	✓ Pool	✓ Air conditioning
Sur. built	181 m <sup>2</sup>	✓ Heating	✓ Views
Sur. util	135 m <sup>2</sup>	✓ Backyard	✓ Fireplace
Bedrooms	4	✓ Parking	✓ Terrace
Bathrooms	3	✓ Built in closets	✓ Outside
Plot	420 m <sup>2</sup>		
Energy classification	A		
Emissions rating	A		



## Mas Alba - Can Lloses / Sant Pere de Ribes

Discover a home where contemporary architecture, comfort, and sustainability come together to offer an exceptional lifestyle. This exclusive newly built villa, located in the peaceful residential area of Mas Alba, Sant Pere de Ribes, allows you to enjoy a privileged setting just minutes from the centre of Sant Pere de Ribes and the beaches, vibrant atmosphere, and amenities of Sitges.

With over 160 m<sup>2</sup> of built area on a single level, this home has been thoughtfully designed to provide maximum comfort, with no stairs or architectural barriers. Its bright and functional layout features four spacious bedrooms, two fully equipped bathrooms, and an impressive open-plan living area with a designer kitchen seamlessly integrated into the dining and lounge spaces, creating the perfect setting for family life and entertaining.

The contemporary kitchen features an exclusive hidden induction cooking surface (Cooking Surface), combining cutting-edge technology with elegant, minimalist design.

Outside, the property offers a beautiful private swimming pool, a landscaped garden, and a private garage, creating a true Mediterranean oasis to enjoy all year round.

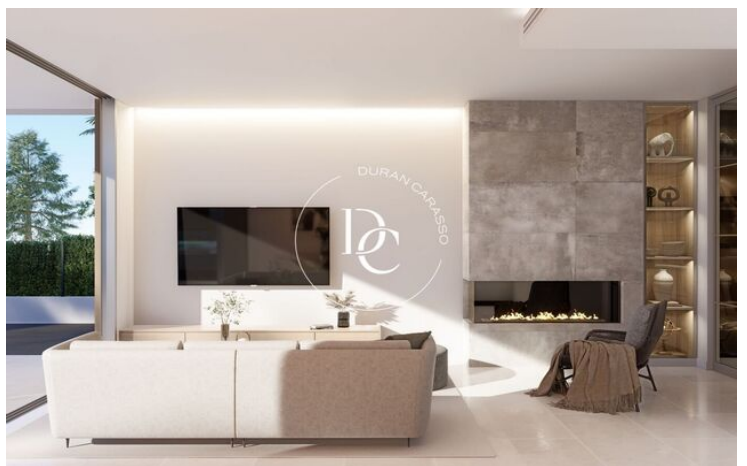
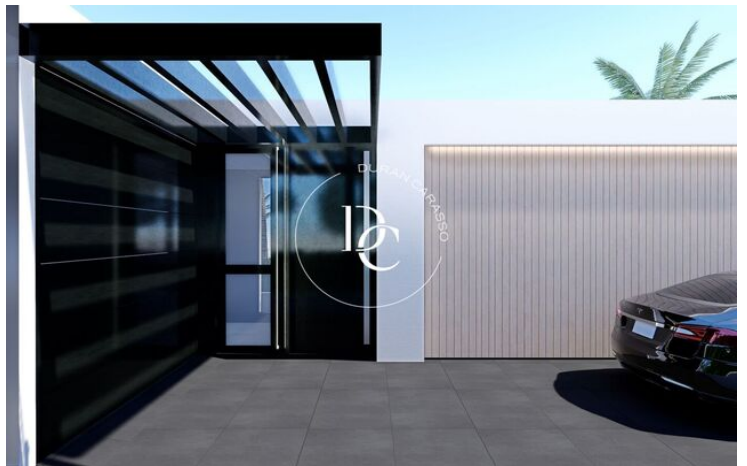
Every detail has been carefully selected to deliver outstanding quality and performance. The villa showcases modern architecture with an exclusive façade, combining lacquered aluminium cladding with an advanced External Thermal Insulation System (ETICS/SATE), ensuring both a sophisticated appearance and excellent energy efficiency.

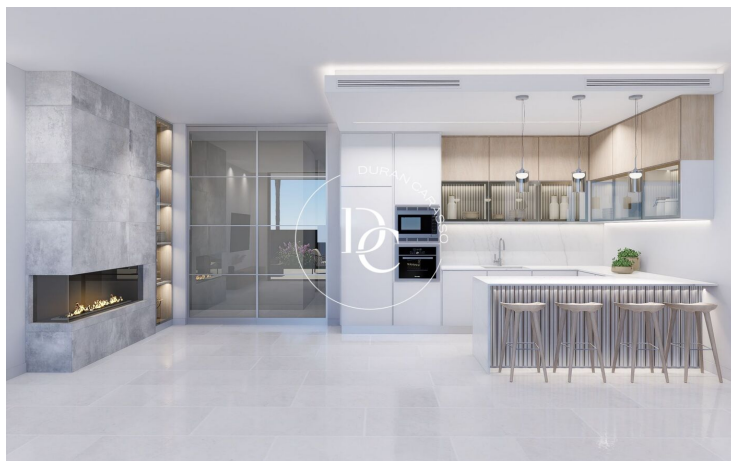
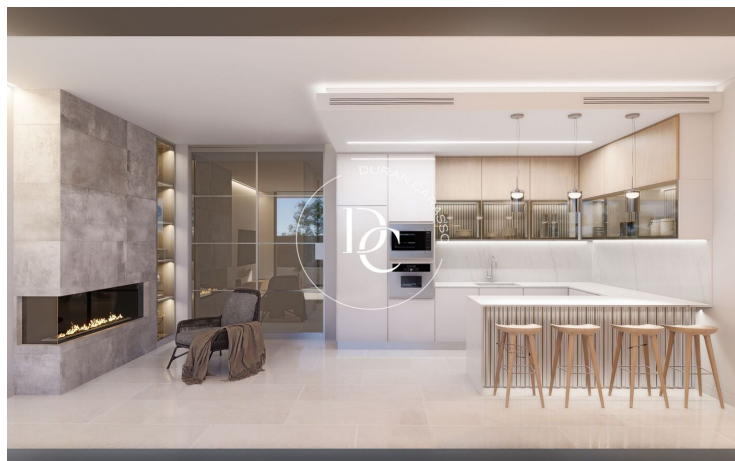
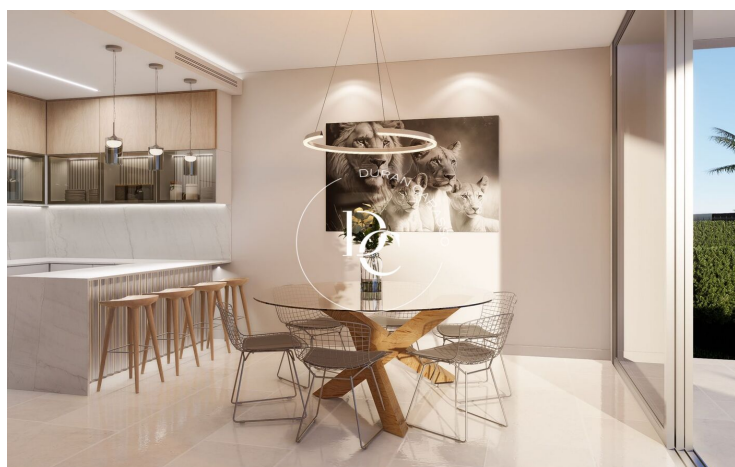
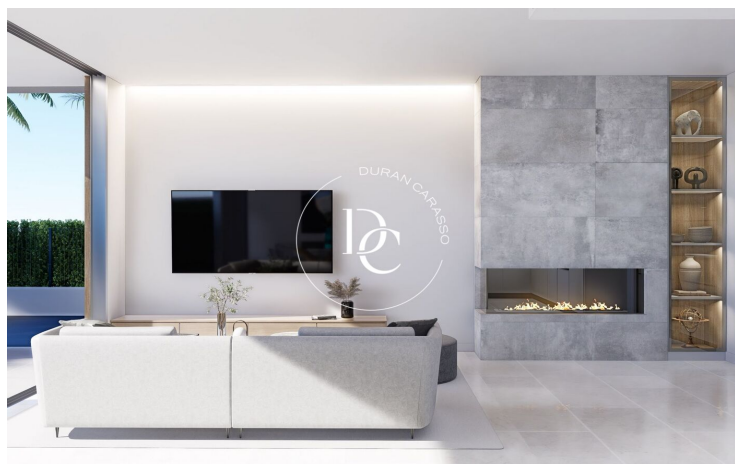
The property is equipped with the latest sustainable technologies, including:

- Aerothermal heating system for heating, air conditioning, and domestic hot water.
- Underfloor heating for consistent, energy-efficient comfort.
- Solar panels for renewable energy production and significant savings on energy bills.
- Premium electrical installation with Schneider Electric Quadro Series fittings or equivalent.
- Fermax video intercom system or equivalent.
- High-quality materials and premium finishes throughout.

The result is a home with outstanding energy efficiency, designed to reduce energy consumption and running costs while delivering exceptional comfort all year round.

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The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.