



CONTEMPORARY NEW-BUILD VILLA WITH MEDITERRANEAN HORIZON VIEWS IN SITGES

Sitges / Garraf

Price	€3,795,000	✓ Pool	✓ Air conditioning
Sur. built	460 m ²	✓ Heating	✓ Sea views
Bedrooms	6	✓ Mountain views	✓ Backyard
Bathrooms	4	✓ Storage	✓ Gym
Plot	1.250 m ²	✓ Parking	✓ Built in closets
Energy classification	A	✓ Outside	
Energy performance index	5.00 kw h/m ² year		
Emissions rating	A		
Emissions	6.00 co/m ² year		



Sitges / Garraf

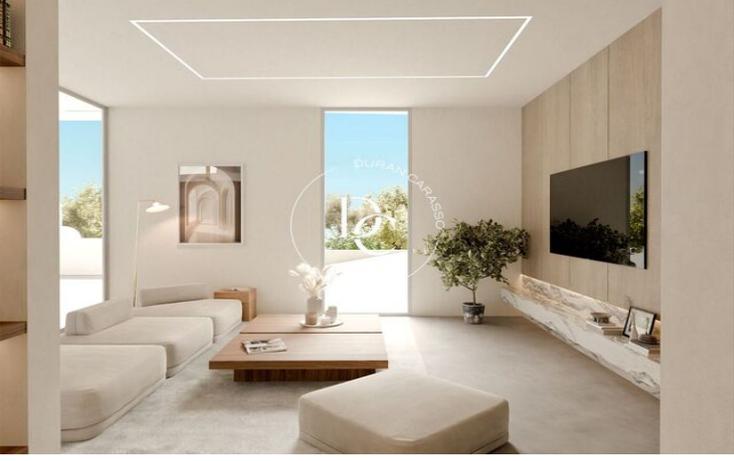
Villa Älva is a newly built residence located in Can Girona, one of the most exclusive residential areas of Sitges. The project stands out for its contemporary architecture, clean lines and a refined selection of noble materials such as natural stone, oak and brass.

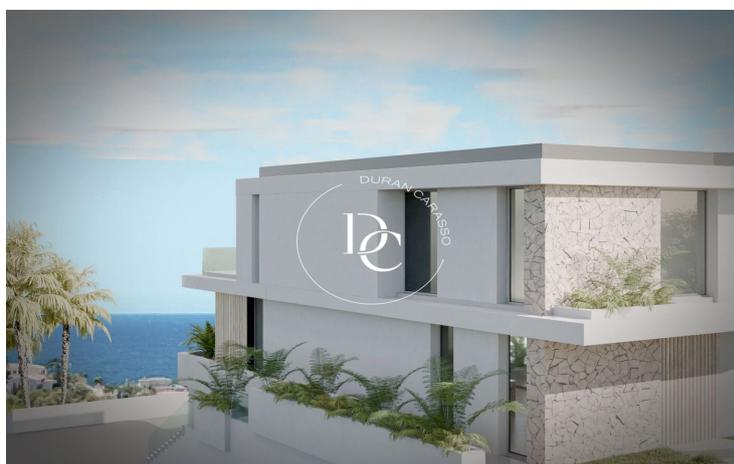
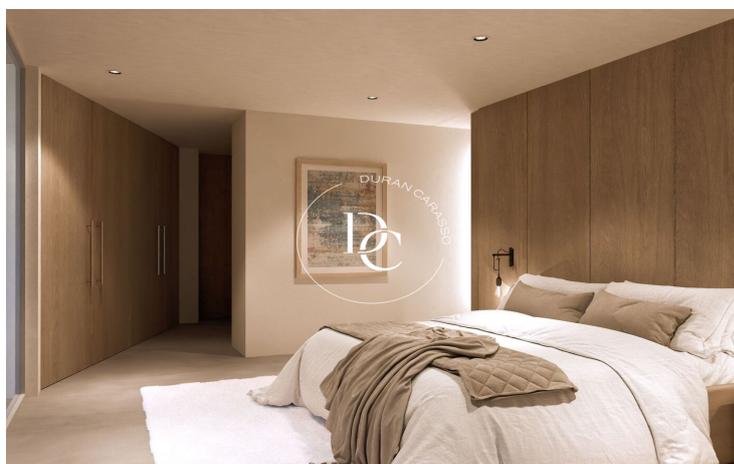
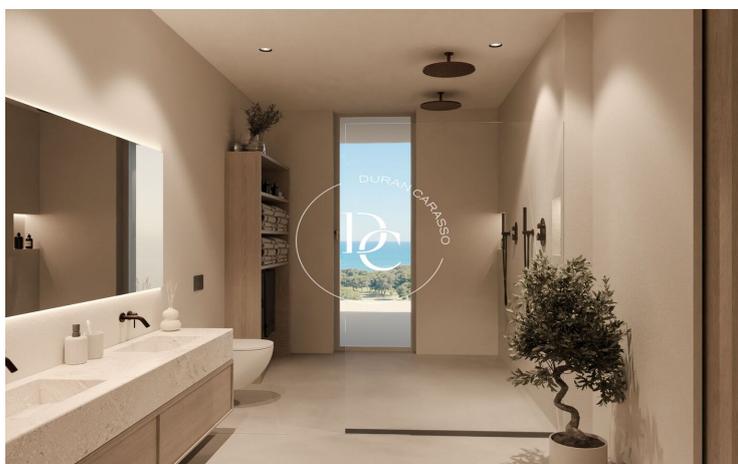
The property offers 460 sqm built on a 1,250 sqm plot, featuring 6 bedrooms and 4 bathrooms distributed across three levels. The main floor hosts a spacious living and dining area with 3.6-metre ceilings and floor-to-ceiling windows, framing open and genuine views of the Mediterranean while seamlessly connecting the interior with the terraces and garden.

The outdoor areas are designed for the Mediterranean lifestyle, including a 10-metre swimming pool, lounge area with firepit, outdoor kitchen and several sea-facing terraces.

The primary suite features a walk-in wardrobe, a natural stone bathroom and a private terrace. The home is completed with a naturally lit gym, independent guest apartment and a garage for three vehicles.

Located next to Terramar Golf, the villa offers privacy and privileged views just minutes from the centre of Sitges and 20 minutes from Barcelona International Airport.





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