



CONTEMPORARY NEW-BUILD VILLA WITH MEDITERRANEAN HORIZON VIEWS IN SITGES

Sitges / Garraf

Price	€3,795,000	✓ Pool	✓ Air conditioning
Sur. built	466 m ²	✓ Heating	✓ Sea views
Sur. util	379 m ²	✓ Mountain views	✓ Backyard
Bedrooms	5	✓ Storage	✓ Gym
Bathrooms	4	✓ Parking	✓ Built in closets
Plot	1.250 m ²	✓ Outside	
Energy classification	A		
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 currently under construction, located in Can Girona, one of the most exclusive areas of Sitges. Completion is scheduled for July 2027. The project stands out for its contemporary architecture, clean lines, and a carefully selected palette of noble materials such as natural stone, oak, and brass.

The property will offer 460 m² of built area on a 1,250 m² plot, with 5 bedrooms and 4 bathrooms distributed across three levels. The main floor features a spacious living and dining area with 3.6-metre ceilings and floor-to-ceiling windows, framing open and genuine views of the Mediterranean and connecting the interior with the terraces and garden.

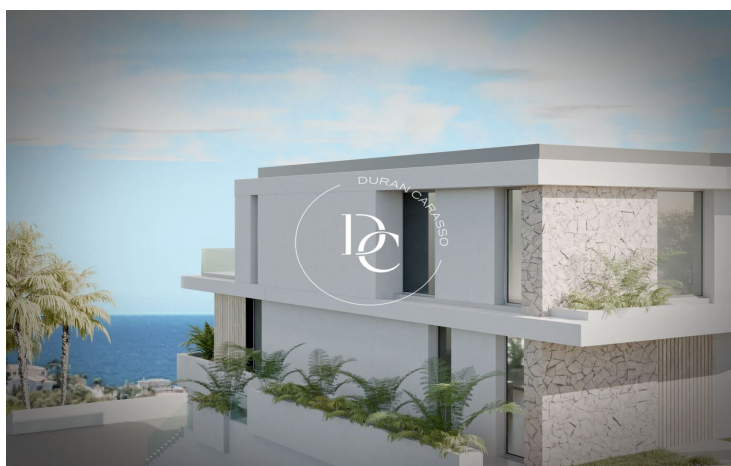
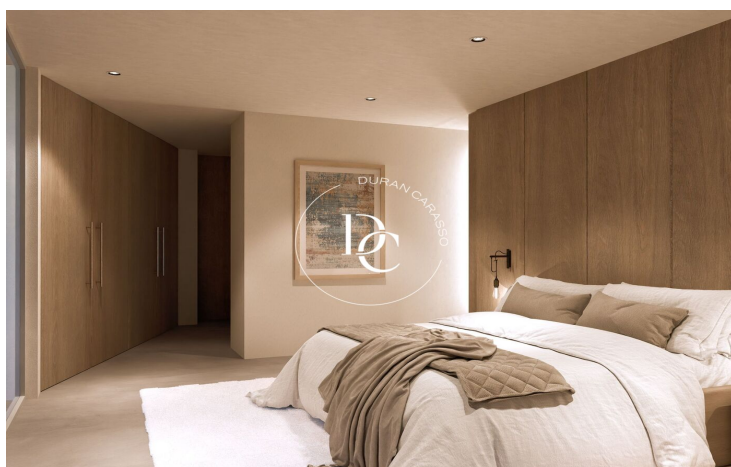
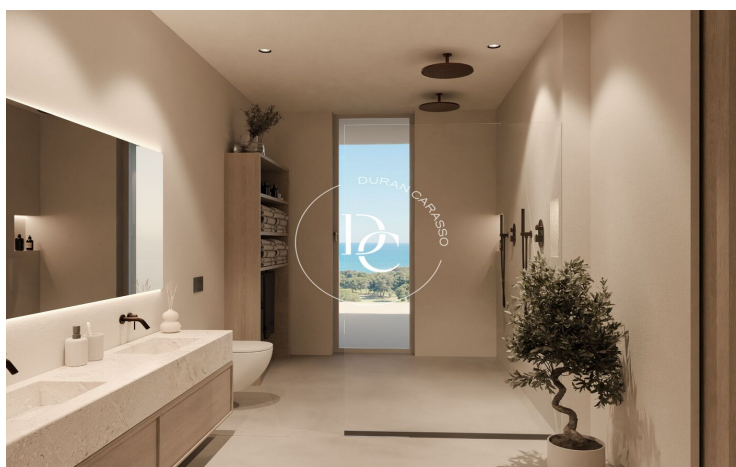
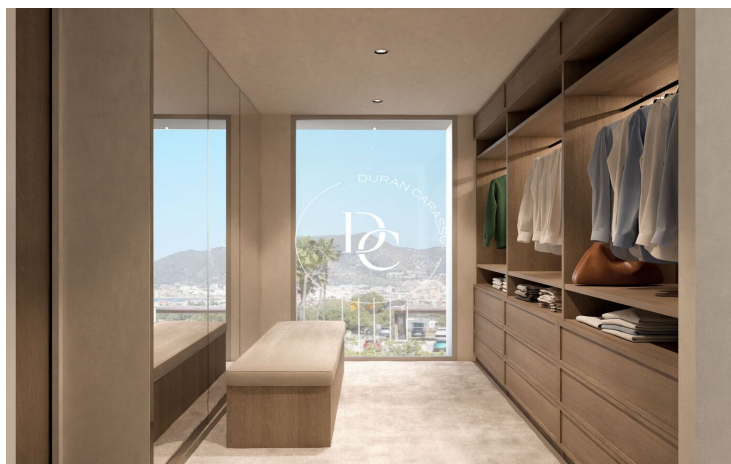
The outdoor area has been designed for Mediterranean living, featuring a 10 metre swimming pool, lounge with firepit, outdoor kitchen, and several sea-facing terraces.

The master suite includes a dressing room, natural stone bathroom, and private terrace. The property is completed with a naturally lit gym, independent guest apartment, and a garage for three vehicles.

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

The images shown are computer-generated renders of the project. All information, surfaces, and layouts are indicative and may be subject to adjustments resulting from the technical and construction development of the project.





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.