Hamptons
INTERNATIONAL



Mas Alba, Sant Pere de Ribes, Spain

4 3

£1,090,000
(€1,295,000)

Property details



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Key features

- **Energy rating A 28 kWh/m2 per yea**
- **10-year decennial insurance**
- **New Development**
- **Swimming Pool**
- **Double Glazing**
- **Garden**
- **Terraces**

Attributes

Swimming pool

Garden

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

Set on a peaceful 750 m² plot in Mas Alba, just five minutes from Sitges, this newly completed 300 m² villa brings together contemporary architecture, natural materials and intelligent environmental design.Exposed concrete and warm timber establish the architectural language of the house, while generous glazing, high ceilings and carefully considered orientation create interiors filled with natural light. The result is a home that feels open and connected to its surroundings, yet remains comfortable and practical throughout the year.The accommodation is arranged over two levels and has been conceived around modern family life. Two separate living areas — one on each floor — allow the house to adapt naturally to different moments of the day, whether for family life, entertaining or simply finding a quieter corner of the home.At its heart is a spacious open-plan kitchen and living area, designed as the principal gathering space and opening visually towards the garden.There are four generous bedrooms and three bathrooms, together with a dedicated home office. The upper-floor living room can also be enclosed to create a fifth bedroom if required, giving the property considerable flexibility as family needs evolve.A Private Principal SuiteThe principal bedroom has been designed almost as a private retreat within the house.It includes a walk-in dressing room, an elegant bathroom with both bathtub and walk-in shower, and direct access to its own secluded landscaped courtyard — a particularly intimate outdoor space separated from the main garden.Floor-to-ceiling windows throughout the property strengthen the connection between inside and out, while natural cross-ventilation in every room and the home's orientation help maintain comfortable temperatures and abundant daylight.Architecture with Environmental Performance at its CoreSustainability is integrated into the construction rather than treated as an addition.Natural wool insulation — approximately 12 cm internally and 10 cm externally — contributes to the property's **A energy rating**, while an aerothermal system provides efficient underfloor heating and cooling throughout the house.Solar panels have been discreetly incorporated into the architecture, alongside rainwater harvesting and greywater recycling systems designed to reduce everyday consumption.The specification also includes a bespoke solid-timber entrance door, built-in wardrobes, an independent laundry and utility room and an integrated Sonos audio system throughout the property.Mediterranean Outdoor LivingThe garden has been conceived as a natural extension of the architecture.Rather than a conventional landscaped garden, the planting follows a more organic, forest-inspired Mediterranean approach, creating shaded green areas and allowing the house to settle comfortably into the surrounding landscape.At its centre is an 8 × 3 metre saltwater infinity pool, positioned to enjoy the outlook towards the neighbouring hills and greenery.The combination of natural materials, established Mediterranean planting and carefully designed outdoor spaces gives the property a calm and distinctly private atmosphere despite its proximity to Sitges.A home designed not simply around aesthetics, but around light, comfort, efficiency and the way people actually live.The property is delivered fully documented and compliant, including the statutory ten-year structural warranty (seguro decenal).Mas Alba · SitgesApprox. 300 m² built · 750 m² plot · 4 bedrooms with potential for 5 · 3 bathrooms · Home office · 2 living areas · 8 × 3 m saltwater infinity pool · Energy Rating AContact Barleigh Ellis for further information, a private viewing or a video presentation of the property.

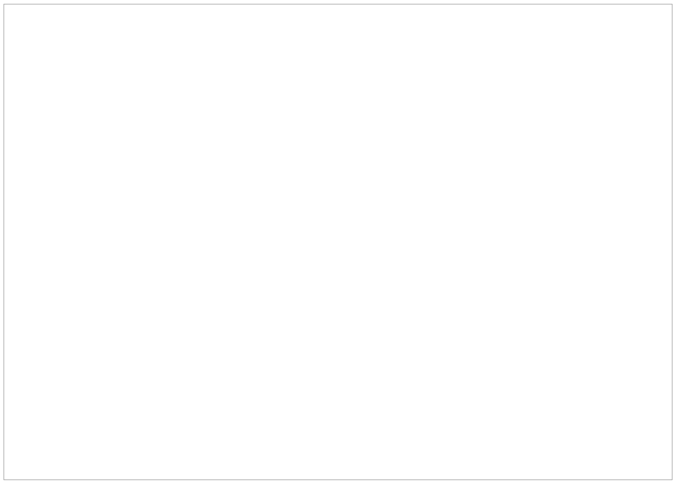




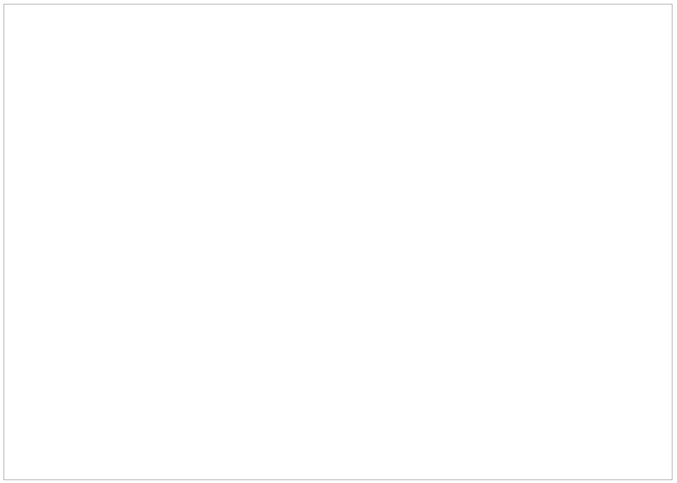
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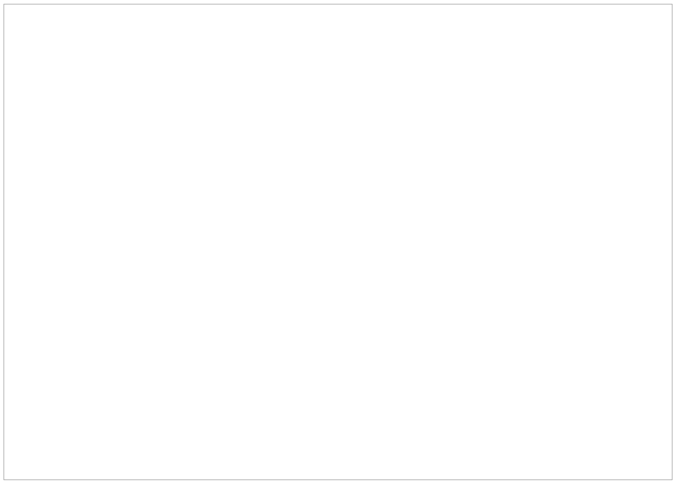
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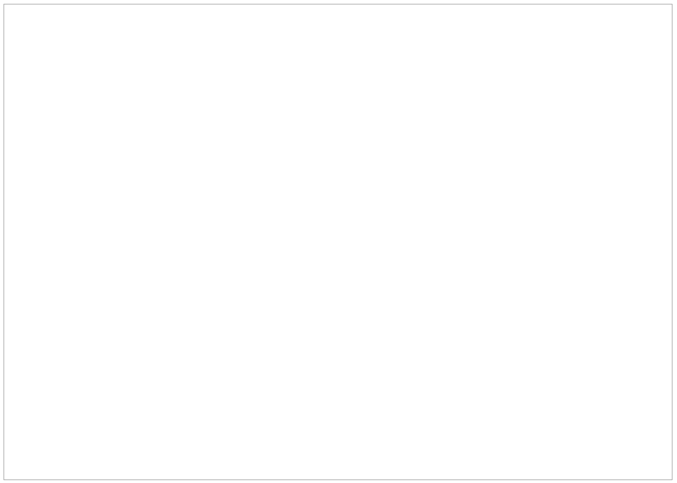
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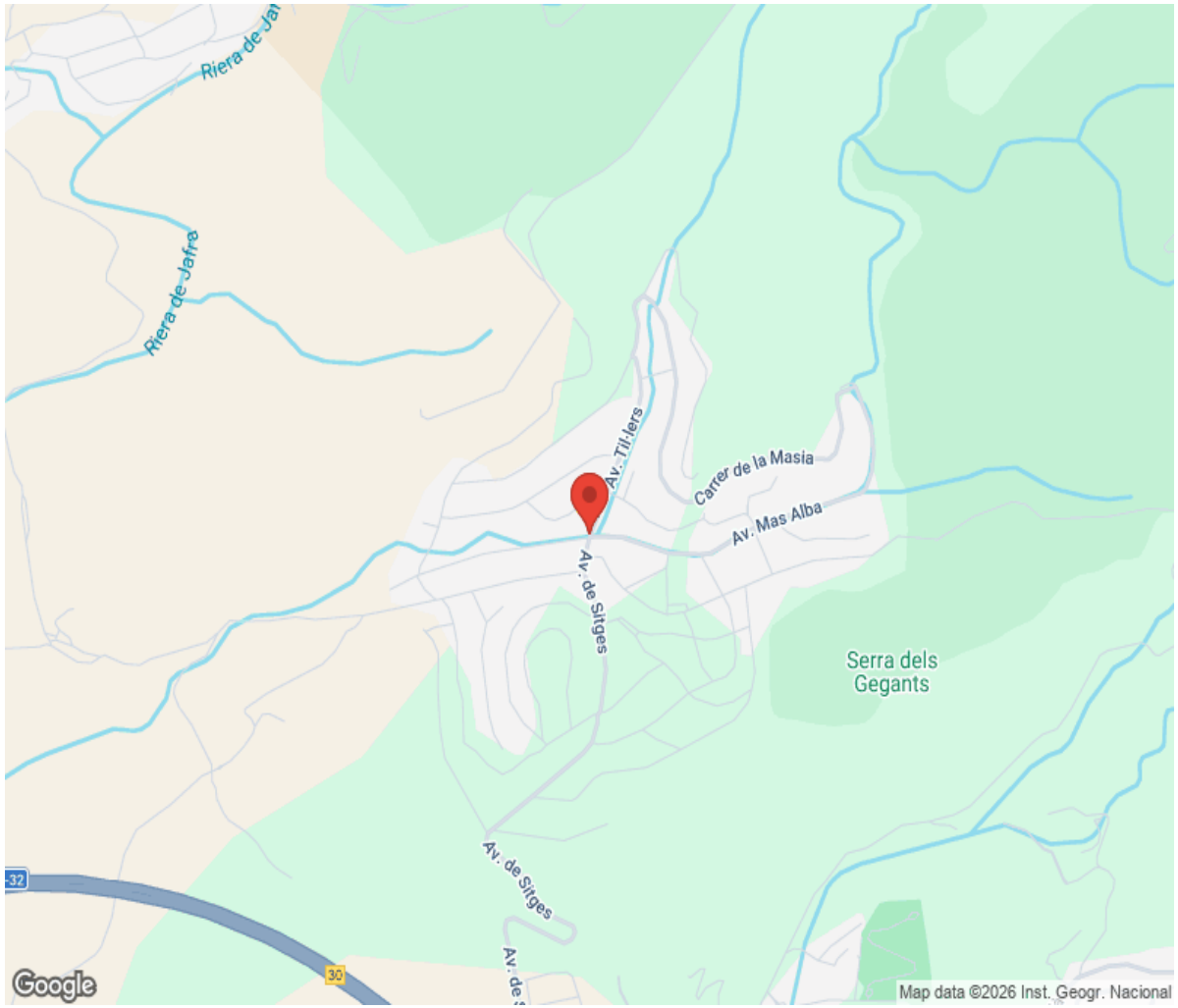
Floor plan



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Location





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