

LA PLANA DE SITGES

LUXURY VILLAS - MEDITERRANIAN HOMES







LA PLANA DE SITGES

An exclusive development of luxury homes, designed by our team of architects to provide maximum comfort for future occupants.

These homes offer all the services you need for a peaceful and comfortable life in a privileged setting, La Plana de Sitges, one of the best residential areas in Sitges.

The luxury villas are built to the highest standards of quality and energy efficiency on plots of 500m² and 600m², with a total surface area of around 420m².

Offering large indoor/outdoor spaces with sea views, making the most of the Mediterranean climate's brightness, each villa has spacious terraces and gardens, as well as a pool, porch and chill-out area.

Inside these exclusive homes you will find spacious rooms and a multi-purpose room in the basement that can be adapted to your needs as a wine cellar, cinema room or gym.

Living in La Plana de Sitges means enjoying the convenience of having all essential services just a few steps away. Only 30 minutes from Barcelona, Sitges has become the Catalan coast's most popular seaside resort.

LA PLANA DE SITGES

Una promoción exclusiva de viviendas de lujo diseñadas por nuestro equipo de arquitectura para proporcionar el máximo confort a los futuros usuarios.

Ubicadas en un entorno privilegiado, La Plana de Sitges, una de las mejores urbanizaciones de Sitges, estas viviendas ofrecen todos los servicios necesarios para una vida tranquila y cómoda.

Villas de Lujo en parcelas de 500m² y 600m², de alrededor de 420m², proporcionan los más altos estándares de calidad y eficiencia energética.

Brindan amplios espacios interiores y exteriores con vistas al mar, aprovechando al máximo la luminosidad del clima mediterráneo, dotando cada villa con amplias terrazas y jardines, además de piscina, porche y zona chill-out.

En el interior de estas exclusivas viviendas, encontrarás espacios generosos y una sala polivalente en la planta sótano que podrás adaptar a tus necesidades, ya sea como bodega, sala de cine o gimnasio.

Vivir en La Plana de Sitges significa disfrutar de la comodidad de tener todos los servicios esenciales a solo unos pasos de distancia. Además, Sitges, a tan solo 30 minutos de Barcelona, se ha convertido en el destino costero más solicitado de la costa catalana.

A privileged garden for you to enjoy 24 hours a day, with swimming pool and chill out area.

Un jardín privilegiado para disfrutar las 24 horas del día, con piscina y zona chill out.

From sunrise to sunset, enjoy the unique sunshine of Sitges.

Desde el amanecer hasta el atardecer, disfrute del sol único de Sitges.

Let yourself be cared for with top quality finishes and feel wellness 365 days a year.

Déjate cuidar con acabados de primera calidad y siente el bienestar los 365 días del año.

Perfect air quality and temperature. Your comfort, our priority.

Calidad y temperatura del aire perfectas. Su comodidad, nuestra prioridad.



BARCELONA and its airport are only thirty minutes away from your luxury villa.

Barcelona y su aeropuerto están a sólo treinta minutos de su villa de lujo.



SITGES

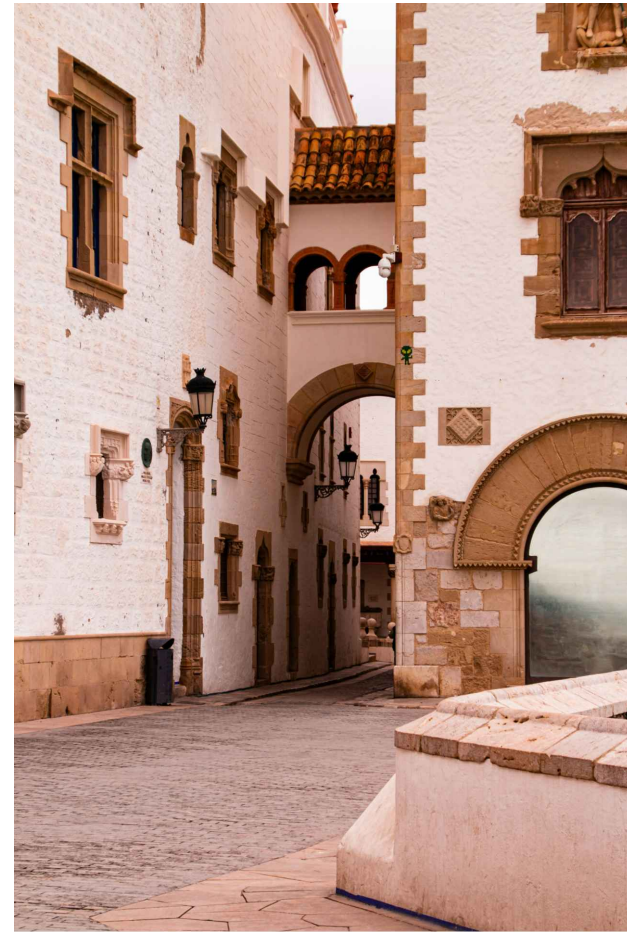
Come and discover the magic of Sitges, an enchanting destination that will capture your heart and awaken all of your senses.

Located on the picturesque Catalan coast, thirty minutes from Barcelona, this Mediterranean town meets tradition with modernity and natural beauty with architectural charm.

Immerse yourself in the crystal clear waters and relax on the golden beaches that have made Sitges a paradise on the coast.

Architecture, culture, art, luxury gastronomy, events, festivals and exclusive boutiques. Discover Sitges, where every moment becomes an unforgettable memory.

Sitges awaits you in this magical corner of the Catalan coast.



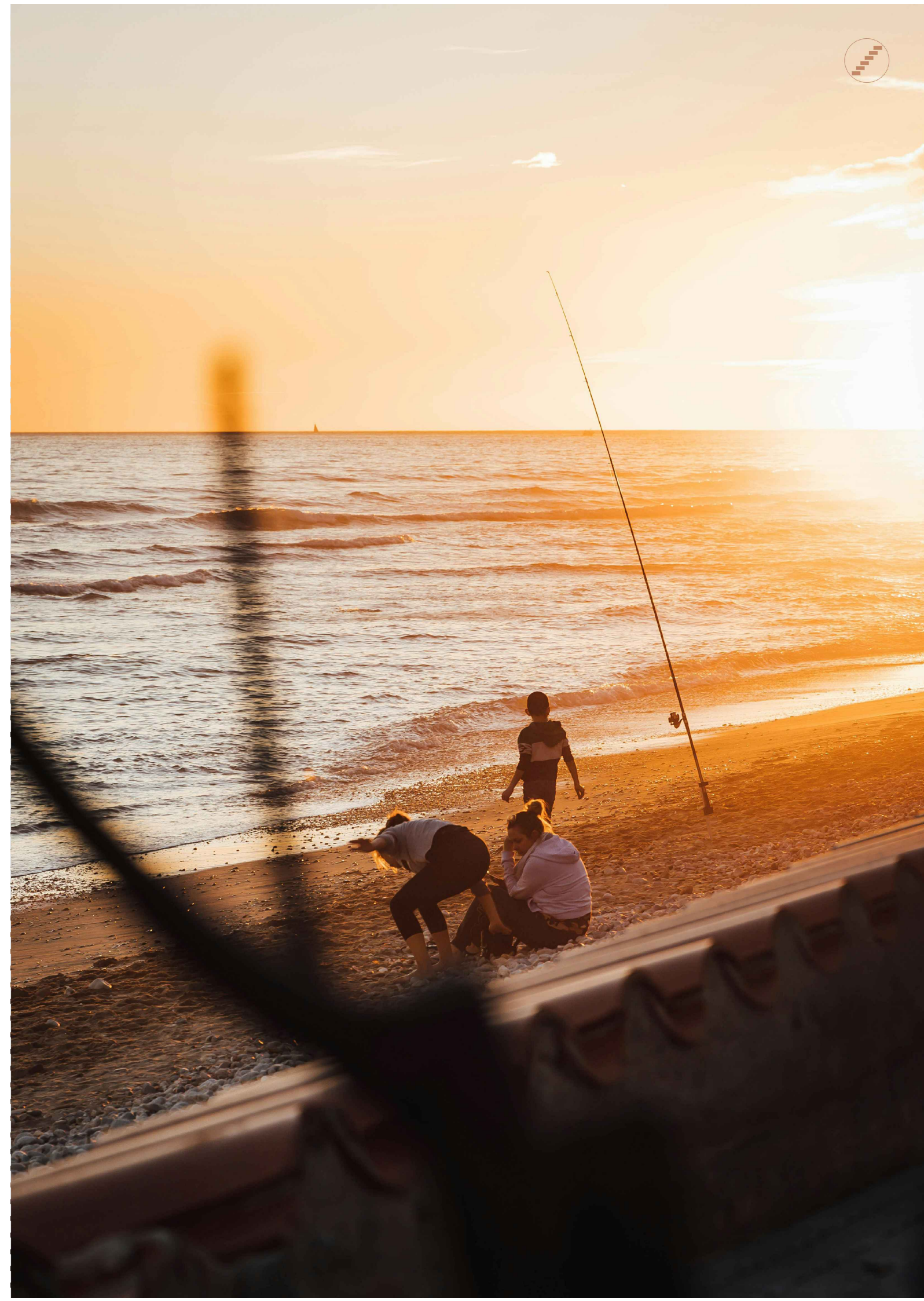
Descubre la magia de Sitges, un destino encantador que cautiva corazones y despierta todos tus sentidos.

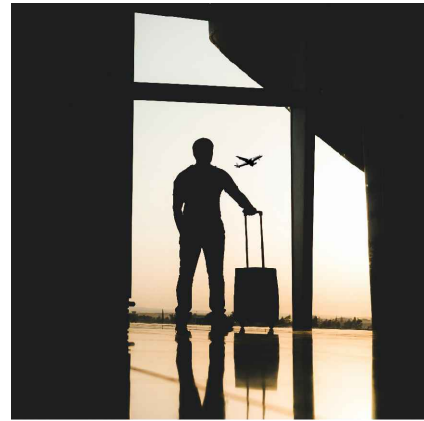
Situada en la pintoresca costa catalana, a treinta minutos de Barcelona, esta joya mediterránea te invita a sumergirte en un mundo donde la tradición se encuentra con la modernidad, y la belleza natural se mezcla con el encanto arquitectónico.

Sumérgete en aguas cristalinas y relájate en las playas doradas que han convertido a Sitges en un paraíso costero.

Arquitectura, cultura, arte, gastronomía de lujo, eventos, festivales y boutiques exclusivas. Descubre Sitges, donde cada momento se convierte en un recuerdo imborrable.

Sitges te espera en este rincón mágico de la costa catalana.

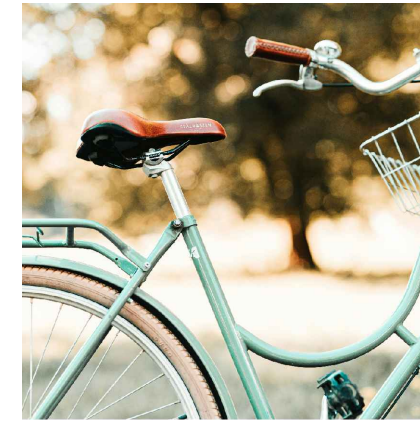




EXCELLENT COMMUNICATION

Sitges is quickly connected to Barcelona by train, road and motorway. International access is facilitated by the El Prat Airport and the Port of Barcelona. It is also accessible from the Port of Sitges, Aiguadolç.

Sitges está rápidamente comunicada con Barcelona por tren, carretera y autopista. El acceso internacional se ve facilitado por la proximidad del Aeropuerto del Prat y del Puerto de Barcelona. También es accesible por mar, desde el Puerto de Sitges, Aiguadolç.



PEDESTRIAN AREAS

La Plana de Sitges residential development has pedestrianised streets where you get to enjoy yourself. You will also find bicycle lanes all around. It takes less than 10 minutes to get to the beach or downtown.

La urbanización de La Plana de Sitges dispone de calles peatonales en todo su interior. Encontrará carriles bici en todo su exterior. En menos de 10 minutos podrá desplazarse desde su nueva vivienda hasta la playa o el centro del municipio.



SERVICES AND FACILITIES

The central location of means that it covers the needs of everyday life, as well as health, education, sports and shops. Sitges also has international schools such as the British School of Barcelona Sitges or the Escola Francesa Bel Air. All services at your fingertips.

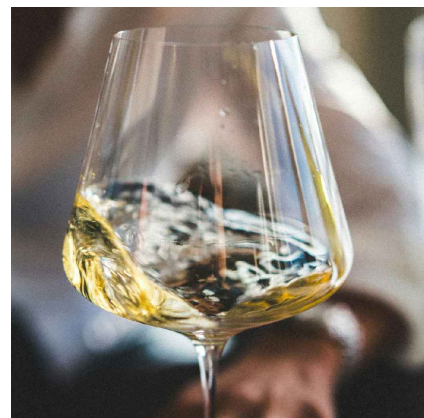
La céntrica ubicación permite cubrir las necesidades de la vida cotidiana como sanidad, educación, deportes y comercios. Sitges cuenta con colegios internacionales como The British School of Barcelona Sitges o la Escola Francesa Bel Air. Todos los servicios a su alcance.



OUTDOOR SPORTS

Sitges is the place to love the sea and the mountains. Windsurfing, sailing and water-skiing are just some of the outdoor sports you can enjoy. In the magnificent Parc del Garraf you can also go climbing, hiking or mountain biking.

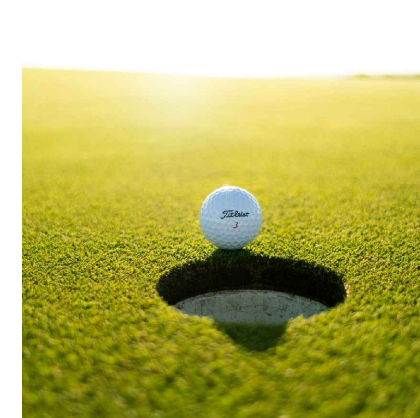
En Sitges, puedes ser amate del mar y de la montaña. Podrá disfrutar de deportes al aire libre cómo el windsurf, la vela o el esquí acuático. Podrá practicar escalada, senderismo o rutas de BTT por el magnífico Parc del Garraf.



CULTURE AND GASTRONOMY

Sitges comes alive with exciting events. Sitges International Film Festival or the Jardins de Terramar Festival. A mix of Mediterranean flavours, seafood and local wines to satisfy the most discerning palate can be found in the restaurants along the promenade.

Sitges vive eventos como el Festival Internacional de Cine o el Festival Jardins de Terramar. Los restaurantes del paseo marítimo ofrecen una mezcla de sabores mediterráneos, mariscos y vinos locales.



CLUB DE GOLF TERRAMAR

Located on the seafront is the historic and luxurious Terramar Golf Club. All you need to enjoy the game of golf, whether you are an amateur or a professional. One of the best golf schools in Spain. You not only have to know it, you have to enjoy it.

El histórico y lujoso Club de Golf Terramar se encuentra a primera línea de mar. Todos los servicios necesarios para disfrutar como aficionado o como profesional. Una de las mejores escuelas de golf de España.



DOWNTOWN

TRAIN STATION

ST. BARTOMEU - STA. TECLA CHURCH

TERRAMAR

PORT OF AIGUADOLÇ

SITGES BEACH

SITGES BEACH

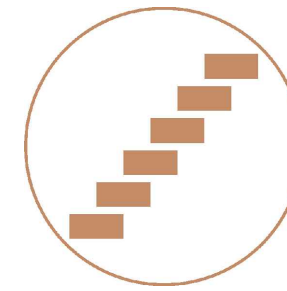
NAUTICO CLUB

LUXURY HOTEL AREA

LA PLANA DE SITGES

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OUR ARCHITECTURE
YOUR VILLA



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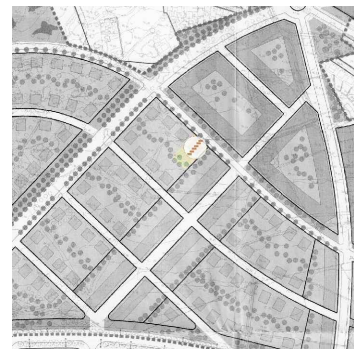


PLOT AREA	SUPERFICIE PARCELA	608'81m ²
USEFUL AREA	SUPERFICIE ÚTIL	362'06m ²
CONSTRUCTED AREA	SUPERFICIE CONSTRUIDA	423'49m ²
TERRACE	TERRAZA	134'84m ²
GARDEN	JARDÍN	322'02m ²

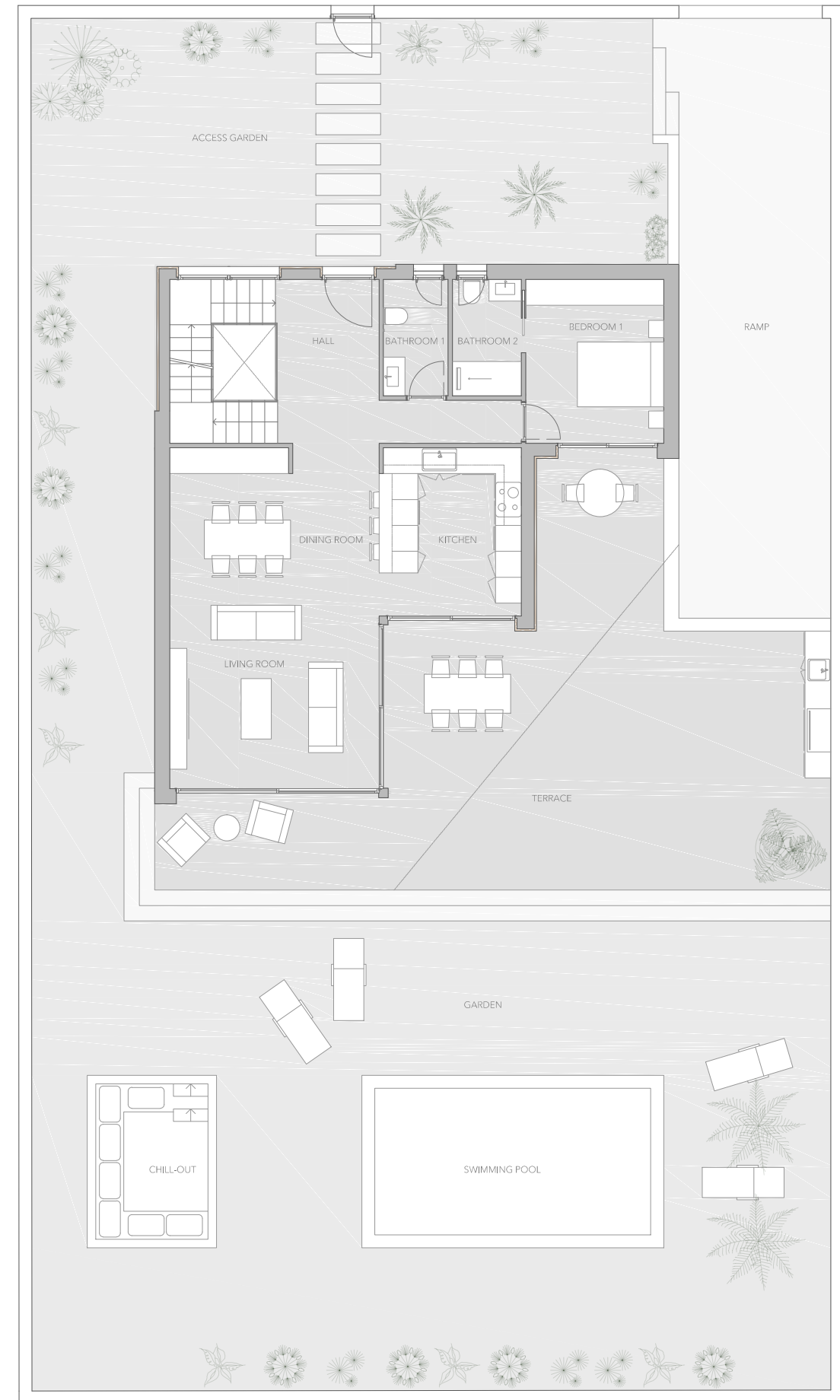
BEDROOMS	DORMITORIOS	4
BATHROOMS	BAÑOS	5
MULTIPURPOSE ROOM	SALA POLIVALENTE	1
PARKING SPACES	PLAZAS DE APARCAMIENTO	4

GROUND FLOOR USEFUL AREAS

HALL AND CORRIDOR	23'13m ²	RAMP	49'75m ²
KITCHEN	12'81m ²	ACCES GARDEN	84'87m ²
DINING AND LIVING ROOM	37'05m ²	TERRACE	97'34m ²
BEDROOM 1	12'16m ²	GARDEN	197'15m ²
BATHROOM 1	04'05m ²	SWIMMING POOL	28'00m ²
BATHROOM 2	04'32m ²	CHILL-OUT	12'00m ²



GROUND FLOOR
DIN-A4 e: 1/75



LES PRESTACIONS DE L'HABITATGE, AMI COM ELS SEUS MATERIALS I LES SEVES INSTAL·LACIONS, QUEDEN SUJEPTES ALS REQUISITS DE LES NORMATIVES APLICABLES YGENTIS I A LES SOLUCIONS TÈCNiques A CRITERI DE LA DIRECCIÓ FACULTATIVA DE L'OBRA. AQUEST DOCUMENT ÉS UN PLÀNOL D'AVANTPROJECTE, SUBJECTE A MODIFICACIONS EN EL PROJECTE BÀSIC I EXECUTIU QUE LI SIGUIN IMPOSADES PER L'ADMINISTRACIÓ CORRESPONENT PER TAL DE DONAR COMPLIMENT A LES NORMATIVES APLICABLES, AMI COM AQUEL·LES MODIFICACIONS MOTIVADES PER LA DIRECCIÓ EXECUTIVA I FACULTATIVA DE L'OBRA.

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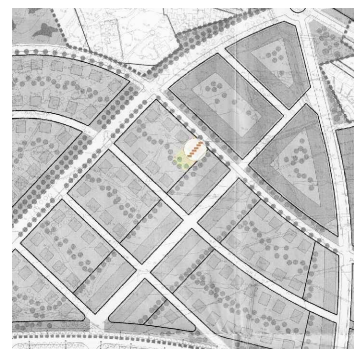


PLOT AREA	SUPERFICIE PARCELA	608'81m ²
USEFUL AREA	SUPERFICIE ÚTIL	362'06m ²
CONSTRUCTED AREA	SUPERFICIE CONSTRUIDA	423'49m ²
TERRACE	TERRAZA	134'84m ²
GARDEN	JARDÍN	322'02m ²

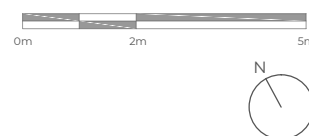
BEDROOMS	DORMITORIOS	4
BATHROOMS	BAÑOS	5
MULTIPURPOSE ROOM	SALA POLIVALENTE	1
PARKING SPACES	PLAZAS DE APARCAMIENTO	4

FIRST FLOOR USEFUL AREAS

HALL AND OFFICE	23'38m ²	MASTER BEDROOM	22'34m ²
BEDROOM 2	12'16m ²	DRESSING ROOM	07'26m ²
BEDROOM 3	12'34m ²	BATHROOM 4	07'59m ²
BATHROOM 3	07'04m ²	TERRACE	37'50m ²



FIRST FLOOR
DIN-A4 e: 1/75



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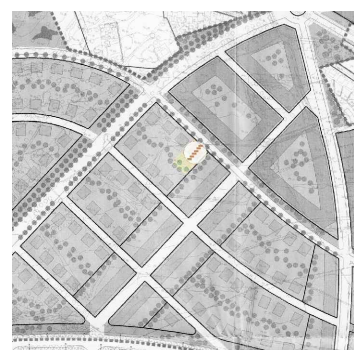


PLOT AREA	SUPERFICIE PARCELA	608'81m ²
USEFUL AREA	SUPERFICIE ÚTIL	362'06m ²
CONSTRUCTED AREA	SUPERFICIE CONSTRUÏDA	423'49m ²
TERRACE	TERRAZA	134'84m ²
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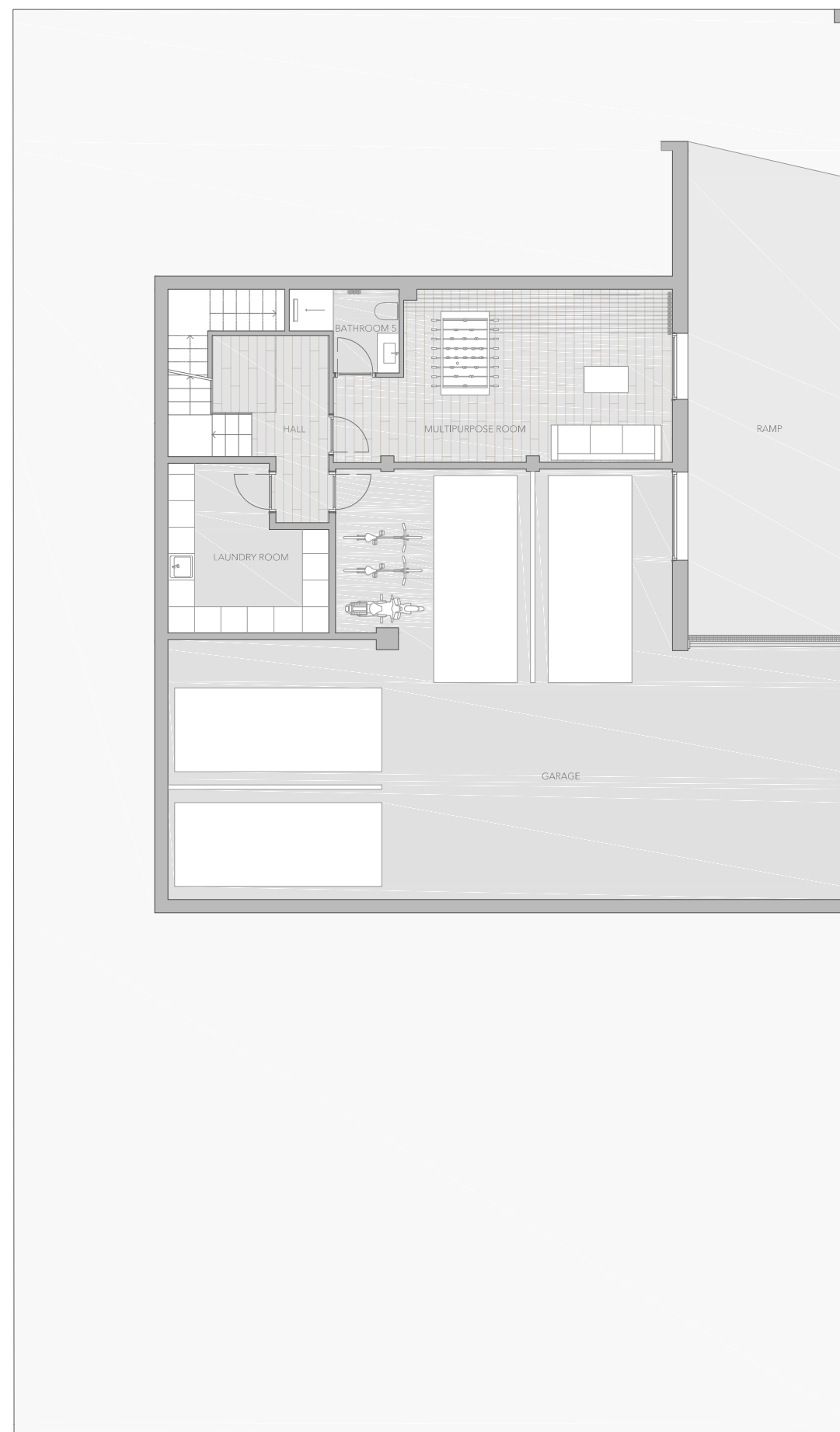
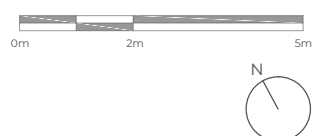
BEDROOMS	DORMITORIOS	4
BATHROOMS	BAÑOS	5
MULTIPURPOSE ROOM	SALA POLIVALENTE	1
PARKING SPACES	PLAZAS DE APARCAMIENTO	4

BASEMENT FLOOR USEFUL AREAS

HALL AND CORRIDOR	14'41m ²	LAUNDRY ROOM	12'02m ²
MULTIPURPOSE ROOM	26'90m ²	PARKING	118'65m ²
BATHROOM 5	03'79m ²	RAMP	49,75m ²



BASEMENT FLOOR
DIN-A4 e: 1/75



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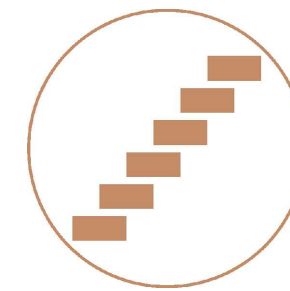
SITGES

THE BEST WAY TO DO IT IS TO LIVE IT.

LA MEJOR MANERA DE HACERLO ES VIVIRLO.



OUR CONSTRUCTION
YOUR VILLA



LA PLANA DE SITGES
LUXURY VILLAS - MEDITERRANIAN HOMES



EXTERIOR PAVING

TERRACE

CORAL CALIZA L C2 - PORCELANOSA



STONE LOOK
EFECTO PIEDRA

REF.100348421
80 x 80 x 0'85 cm
BEIGE

SWIMMING POOL

CORAL CALIZA L C2 - PORCELANOSA



STONE LOOK
EFECTO PIEDRA

REF.100348421
80 x 80 x 0'85 cm
BEIGE

ENTRANCE GARDEN

CORAL CALIZA L C2 - PORCELANOSA



STONE LOOK
EFECTO PIEDRA

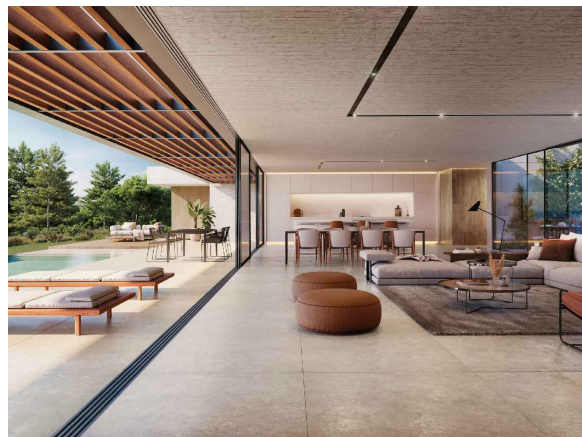
REF.100348421
80 x 80 x 0'85 cm
BEIGE

RAMP

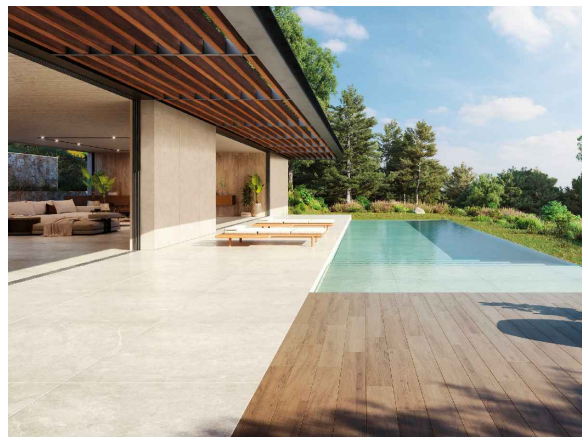
STAMPED CONCRETE



STAMPED CONCRETE
HORMIGÓN IMPRESO



© PORCELANOSA SA



© PORCELANOSA SA

EXTERIOR CLADDING

FACADE

LUNA TRIPLE - LUNAWOOD



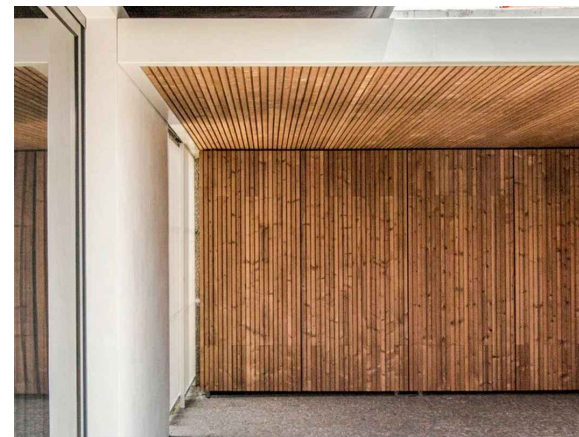
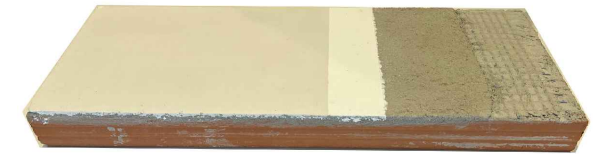
THERMOWOOD PANEL
MADERA TERMOTRATADA

32 x 140 cm
NORDIC SPRUCE

FACADE

CLAD WITH SINGLE LAYER

SINGLE LAYER FACADE. SILICATE PAINT
FACHADA MONOCAPA CON PINTURA AL SILICATO



© LUNAWOOD



© LUNAWOOD

INTERIOR FLOORING

WHOLE GROUND FLOOR,
BATHROOMS 3, 4, 5 AND LAUNDRY ROOM

CORAL CALIZA L - PORCELANOSA

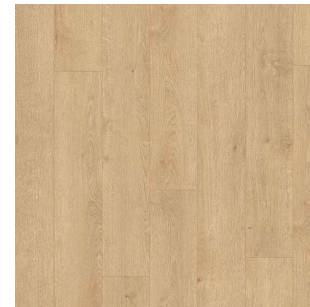


STONE LOOK
EFECTO PIEDRA

REF. 100330177
80 x 80 x 0'85 cm
BEIGE

FIRST FLOOR, STAIRS
AND MULTIPURPOSE ROOM

ROBLE NEWBURY CLARO - EGGER PRO



PARQUET LAMINATE
PARQUET LAMINADO

REF. EPL046 - 367235
1.292 x 193 mm
ROBLE

GARAGE

SPECIAL FOR GARAGES



PAINT AND VARNISH
PINTURA Y BARNIZ ESPECIAL

GREY AND BLACK



© PORCELANOSA SA



© EGGER

INTERIOR CLADDING

BATHROOM 1

LINE 3D ARCE - PORCELANOSA



WOOD EFFECT
EFECTO MADERA

REF. 100337332
59,6 x 150 x 1,05 cm
WOOD

BATHROOM 2, 3 AND 5

CORAL CALIZA - PORCELANOSA



STONE LOOK
EFECTO PIEDRA

REF.100330304
45 x 120 x 1,1 cm
BEIGE

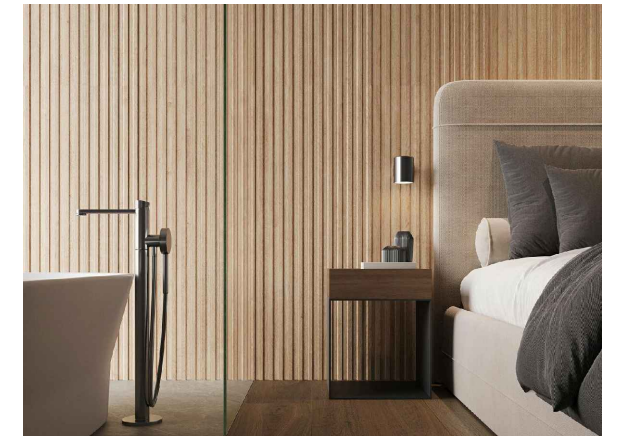
BATHROOM 4

TRECCIA NATURAL - PORCELANOSA



TEXTURE
TEXTURA

REF. 100314015
59,6 x 150 x 1,05 cm
BEIGE
TEXTURED



© PORCELANOSA SA



© PORCELANOSA SA



© PORCELANOSA SA

BATHROOM 1

MOBLE PETRA SAMAS + LAVABO LINE - MAPINI



REF. H20TB
90 x 50 x 40 cm

ESP MOON CON LUZ/ANTIVAHO - PORCELANOSA



REF. 100298369

TOALLERO URBAN C NEGRO - PORCELANOSA



REF. 100211376

RONDO NEGRO MATE - PORCELANOSA



REF. 100345140

INOD SUSP ACRO COMPACT NG MT - PORCELANOSA



REF. 100280847

PULSADOR ACC. OVAL NG MT - PORCELANOSA



REF. 100281158

PORTAPAPEL URBAN C NEGRO - PORCELANOSA



REF. 100211405



© PORCELANOSA SA

TOILET AND FLUSH BUTTON

BATHROOM 2, 3

MUEBLE ROBLE BAMACO - MAPINI



120 x 50 x 30 cm

LUCENA INT. WHITE EXT. BROWN - SANYCCES



Ø40x15h cm

PACK DE DUCHA NK COB CEP - PORCELANOSA



COLGADOR URBAN C COB CEP - PORCELANOSA



REF. 100289240

MON. LAV ROUND COBRE CEP. - PORCELANOSA



REF. 100291662

ESP MOON CON LUZ/ANTIVAH0 - PORCELANOSA



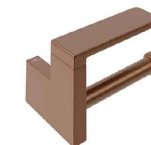
REF. 100298369

TOALLERO URBAN C COB CEP - PORCELANOSA



REF. 100289165

PORTAPAPEL URBAN C COP CEP - PORCELANOSA



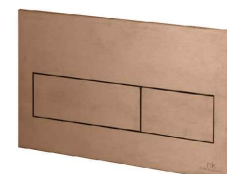
REF. 100289262

INOD SUSP ACRO COMPACT W MT - PORCELANOSA



REF. 100280872

PULS. DOBLE TONO COB CEP - PORCELANOSA



REF. 100274943

BATHROOM 4

MUEBLE MADERA DE ROBLE - MAPINI



220 x 50 x 10 cm

LAV. THAI TH-005 TRC



Ø42x16h cm

PACK DE DUCHA NK COB CEP - PORCELANOSA



COLGADOR URBAN C COB CEP - PORCELANOSA



REF. 100289240

RONDO COBRE CEP. - PORCELANOSA



REF. 100345145

ESPEJO RECTANGULAR CON LUZ - MAPINI



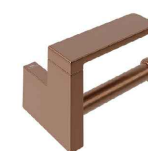
160 x 70 cm

TOALLERO URBAN C COB CEP - PORCELANOSA



REF. 100289165

PORTAPAPEL URBAN C COP CEP - PORCELANOSA



REF. 100289262

INOD SUSP ACRO COMPACT NG MT - PORCELANOSA



REF. 100280847

PULS. DOBLE TONO COB CEP - PORCELANOSA



REF. 100274943



BATHROOM 5

LACADO NEGRO + ENCIMERA KRTION - MAPINI



80 x 50 x 50

ESP MOON CON LUZ/ANTIVAHO - PORCELANOSA



REF. 100298369

MON. ROUND NEGRO MATE - PORCELANOSA



REF. 100208353

TEC ROUND NEGRO MATE - PORCELANOSA



REF. 100245934

INOD URBAN C - PORCELANOSA



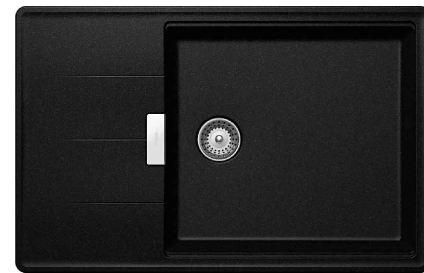
REF. 100163013

KITCHEN

GRIFO GESSI INEDITO COLLECTION



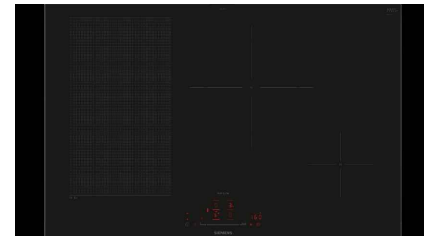
FREGADERO TIA D-100LS



CAMPANA INTEGRABLE NOVY FUSION PRO 90



INDUCCIÓN STUDIO LINE 80 - SIEMENS



HORNO STUDIO LINE - SIEMENS



MICROONDAS STUDIO LINE - SIEMENS



VINOTECA INTEGRABLE - SIEMENS



LAVAPLATOS INTEGRABLE STUDIO LINE - SIEMENS



COMBI INTEGRABLE 71cm STUDIO LINE - SIEMENS





ALUMINIUM CARPENTRY

COR VISION SUELO INTEGRADO

TRIPLE GLASS COMPOSITION: 4+4/14/4+4 GSUN SNX 60 TRANSPARENT

COR-VISION BALCONIES RECESSED IN THE PAVEMENT.

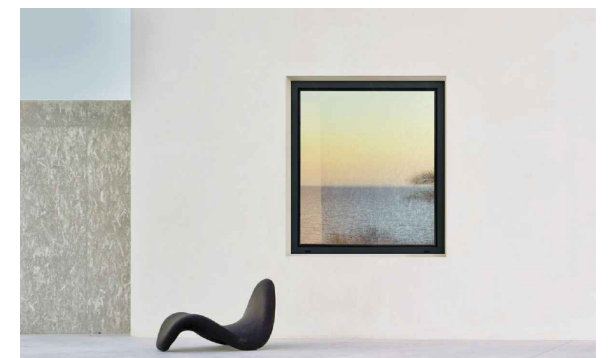
ALUMINIUM WITH HIGHT LEVEL OF AIR PERMEABILITY, WATER TINGHTNESS AND WIND RESISTANCE



COR-60 HOJA OCULTA

TRIPLE GLASS COMPOSITION: 4+4/12/6 SNX TRANSPARENT

ALUMINIUM WITH HIGHT LEVEL OF AIR PERMEABILITY, WATER TINGHTNESS AND WIND RESISTANCE



TECHNICAL FEATURES

ENERGY PRODUCTION

AEROTHERMAL SYSTEM FOR MAXIMUM ENERGY EFFICIENCY

SISTEMA DE AEROTERMIA PARA LA MÁXIMA EFICIENCIA ENERGÉTICA

HEATING

UNDERFLOOR HEATING THROUGHOUT THE VILLA

CALEFACCIÓN CON EL SISTEMA DE SUELO RADIANTE EN TODA LA VILLA

AIR CONDITIONING

AIR-CONDITIONING THROUGHOUT THE VILLA WITH DUCTS IN THE FALSE CEILINGS

AIRE CONDICIONADO EN TODA LA VILLA CON SISTEMA DE CONDUCTOS EN FALSO TECHO.

SOLAR PANELS

SOLAR PANELS INSTALLED AND OPERATIONAL

PANELES SOLARES INSTALADOS Y EN FUNCIONAMIENTO.

CHARGING STATION

ELECTRIC CAR CHARGING STATION

INSTALACIÓN DE UNA ESTACIÓN DE CARGA PARA UN COCHE ELÉCTRICO.

LIFT

CREATE THE SPACE NEEDED TO INSTALL A LIFT.

PREVISIÓN DEL ESPACIO NECESARIO PARA LA INSTALACIÓN DE UN ASCENSOR.

JUNG LS 990

THE CLASSIC AMONG THE FLAT SWITCHES.

EL CLÁSICO DE LOS MECANISMOS INTERRUPTORES DE SUPERFICIE.



LIGHTING

LIGHTING STUDY IN THE WHOLE VILLA

ESTUDIO LUMÍNICO EN TODA LA VILLA.





The features of the property, as well as its materials and installations, are subject to the requirements of the current applicable regulations and technical solutions at the discretion of the project management.

This document is subject to modifications in the executive project that may be imposed by the relevant authorities to comply with applicable regulations, as well as those modifications justified by the executive and project management.

The final usable and constructed areas will be those resulting from the executive project approved by the corresponding architects association.

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Este documento queda sujeto a modificaciones en el proyecto básico y ejecutivo que le sean impuestas por la administración correspondiente para dar cumplimiento a las normativas aplicables, así como aquellas modificaciones motivadas por la dirección ejecutiva y facultativa de la obra.

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