



LA PLANA DE SITGES

A UNIQUE AND EXCLUSIVE TREASURE NEAR TO YOU.
PLOTS AND EXCLUSIVE HOMES.

www.laplanadesitges.com

Vertex
GRUP IMMOBILIARI

SITGES OFFICE · Av. Camí dels Capellans, 75, local · Sitges 08870 · Tel. 93 768 25 31 - 690 311 270



 LA PLANA DE SITGES

PERFECTION EXISTS

A unique location.
Enjoy the new Sitges.
Plots and exclusive homes.
Respectful of the environment.



LA PLANA DE SITGES

A NEW RESIDENTIAL SECTOR WITH A UNIQUE LOCATION,
CLOSE TO THE SEA AND THE HISTORIC CENTRE.
WE MAKE DREAMS COME TRUE.



In the centre of Sitges, Vertix Grup Immobiliari is developing a new residential sector. Phase one of the urbanization occupies an area of approximately 20 hectares. Work began in February 2016 and is expected to finish in the summer of 2017.



A project respectful of the environment which includes green spaces alongside the new sector generating other new creations. Public and private facilities are also envisaged expanding what Sitges already offers.



This new sector integrates various types of road where aesthetics, functionality and design are key, providing landscaped spaces, bicycle paths and playground areas for maximum user comfort.



LAS CASAS

HERE YOU WILL FIND THE HOME OF YOUR DREAMS.
MEDITERRANEAN-INSPIRED FAMILY HOMES.



**MUCH MORE THAN JUST A PROPERTY.
A HOME.**

A property is not just a meeting place. It is a dynamic and integrating space for all. Vertix Grup Immobiliari offers unique and exclusive homes. Spaces open to outside, created to enjoy the light, climate and the environment in any season. The garden and pool are one of the spaces to share unique moments.

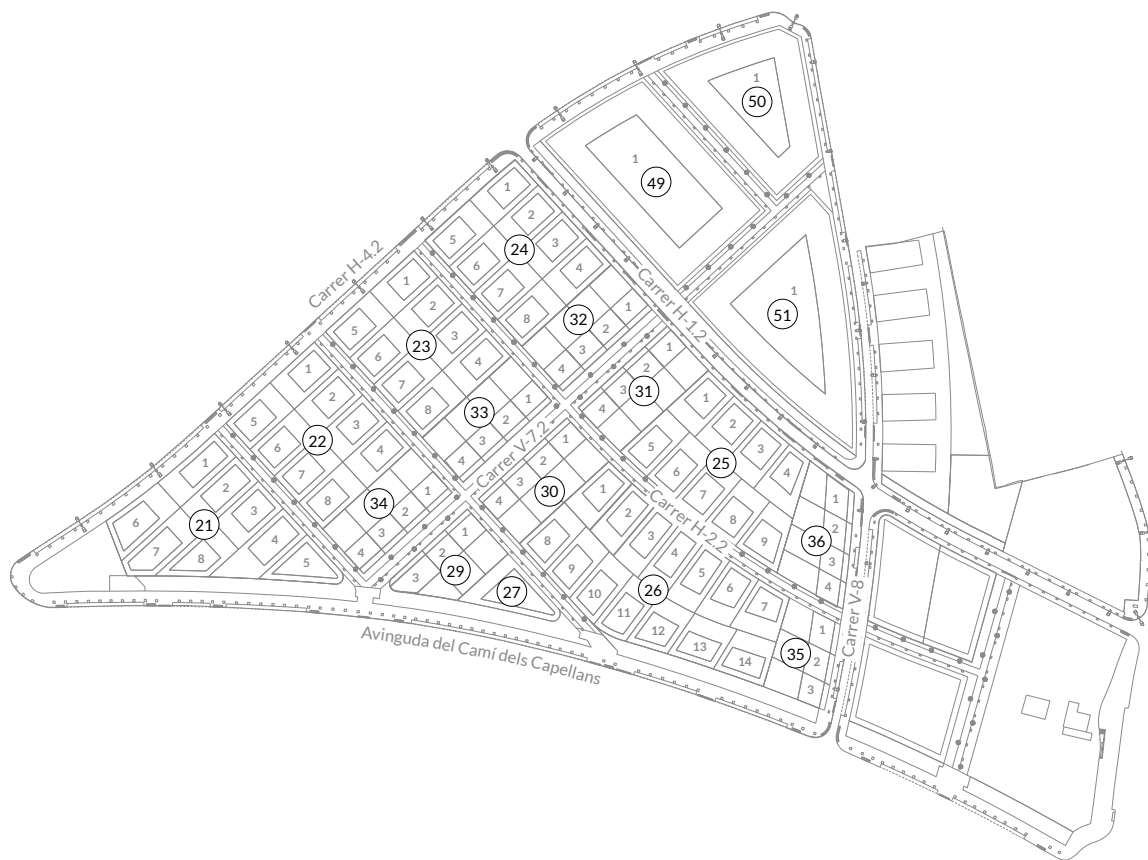






THE PLOTS

VERTIX GRUP IMMOBILIARI OFFERS YOU PLOTS
WHERE YOU CAN DEVELOP YOUR OWN PROJECT.



PHASE ONE PLOTS

**PLOT OF
APPROXIMATELY 600 m²**

Buildable area: 0.40 m² of roof per m² of surface area.

Maximum height: 7.35 m² (GF + 1stF)

Land occupancy: 40% of the plot surface area.

Clearance: Buildings will respect the clearance specified in the plan.

**PLOT OF
APPROXIMATELY 500 m²**

Buildable area: 0.40 m² of roof per m² of surface area.

Maximum height: 7.35 m² (GF + 1stF)

Land occupancy: 30% of the plot surface area.

Clearance: Buildings will respect the clearance specified in the plan.



THE ENVIRONMENT

WHEN THE PLACE TO LIVE
BECOMES A PRIVILEGE.



EXCELLENT LINKS

Sitges has fast links to Barcelona and all neighbouring areas by train, road or motorway. Its proximity to El Prat airport and Barcelona Port make international access easy. Sitges can also be accessed by sea from Barcelona Port via Ferry.



SERVICES AND EQUIPMENT

The central location of La Plana meets both everyday needs as well as those related to government agencies, health services, education, sports facilities, shops, etc. Some of the international schools: Escola Pia de Sitges, The British School of Barcelona Sitges, Escola Francesa Bel Air, Institute of the Arts Barcelona (IAB)... All services within reach.



CULTURE AND GASTRONOMY

The cinema, music, the theatre... The museums, guided tours to discover the legacy of modern art. Walk at sunset along the promenade or small streets full of history, converse in any of its emblematic cafés, or enjoy Mediterranean cuisine at one of the town's famous restaurants. A unique cultural offer with surprising contrasts.



BICYCLE RIDES

Sitges is the perfect place to travel easily and quickly around by bicycle. From the centre to Terramar beach will take between 10 and 15 minutes. In addition, La Plana de Sitges includes new bicycle paths that make it even easier to travel around the city.



OUTDOOR SPORTS

Sitges offers many possibilities for sport lovers and for everyone who wants to enjoy nature and fresh air. Enjoy the sea practising windsurfing, sailing and water skiing or visit Port d'Aiguadolç. Or if you prefer the mountain, rock climbing, hiking and infinite mountain bike routes in the Parc del Garraf.



TERRAMAR GOLF CLUB

Terramar Golf Club, located by the sea, offers a magnificent course with wide fairways that end in complex and small greens. It has a large number of obstacles, such as the four lakes and strategically placed bunkers. The Golf school is one of the best in Spain.



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CASES EXCLUSIVES / LUXURY VILLAS



Please visit our office where helpful and professional staff will provide any information you require.

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*This brochure contains only merely indicative information and, therefore, not of a contractual nature.