

## house for sale Sitges, Garraf



Are you looking for an industrial warehouse under construction in a strategic location?~Discover this excellent opportunity in the Mas Alba industrial park, ideal for companies seeking a modern, functional space with high visibility.~~This industrial warehouse offers a total area of 300 m2, distributed as follows:~Ground floor: 200 m2, openplan, perfect for production, storage, or operational areas.~First floor: 100 m2 plus a 100 m2 private outdoor terrace with views of the Mediterranean Sea, ideal for offices, showrooms, rest areas, or multifunctional spaces.~~Key Features:~Reinforced concrete structure, ensuring strength and security.~Contemporary design with industrial finishes: polished concrete floors, exposed prefabricated concrete walls and ceilings.~Large Climalit glass windows with aluminum frames, providing abundant natural light.~White lacquered sandwich roof with excellent thermal and acoustic insulation.~Thermolacquered metal cladding on the facade, offering durability and a modern aesthetic.~Fully equipped restroom, with customizable placement based on business needs.~~This warehouse is designed to accommodate all types of business activities, offering the perfect combination of space, comfort, and energy efficiency.~~Prime Location:~Located in the Mas Alba industrial park, a growing industrial area, wellconnected with easy access to the C32 and main roads.~~Don't miss this unique opportunity. ~Contact us today for more information or to schedule an onsite visit.~~Boost your business from a highlevel industrial warehouse in Mas Alba!~~The property is not a large property holder.~Certificate of occupancy reference: Exempt~Energy certificate registration: property under construction~AICAT registration number: 3366~API number: A10580

### property details

Spanishstate **6387744**  
id:  
reference:: **SITLOCAL237**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **not available**  
property surface: **320 m2**

### contact

real estate agent: **Grup Living Sitges**  
name: **Jaume Domingo**  
spreekt: **English, French, Spanish**  
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surface plot:

- m2

price:

€ 0