

CALABLANCA

MEDITERRANEAN PASSIVE HOUSES

SITGES - BARCELONA

*A new way
of luxury living*



CALABLANCA

MEDITERRANEAN PASSIVE HOUSES

Welcome to Calablanca

An exclusive collection of luxury homes, designed for maximum comfort and to Passive House standards. Situated in Vallpineda; one of the most desirable neighbourhoods of the town of Sitges.

A unique housing complex that will contain 12 homes in the first phase of the project and a further 18 in the second phase.

Villas with around 480m² floor space together with large outdoor areas. Equipped with a swimming pool, porch, terrace, chill-out area, outdoor barbecue and a generously-sized garden based on careful landscaping.

The interior spaces of the houses are always well-sized. The basement of each house has a private garage and a large multipurpose area, where you could have a wine cellar, home cinema, gym, spa or indoor pool. Alternatively, you can simply enjoy the extra space on offer.

Calablanca residents will have a dedicated 24-hour concierge and private security service, as well as priority access to the new Club House. There are international schools, sporting facilities and shopping areas nearby.

It is a private oasis located 10 minutes from Sitges beach, 20 minutes from El Prat airport and 30 minutes from the centre of Barcelona. In short, it is a new way of luxury living.

Playa de Sitges

Welcome to Calablanca

Una colección exclusiva de residencias de lujo, diseñadas para el confort bajo los estándares Passive House y situadas en Vallpineda, una de las mejores urbanizaciones de Sitges.

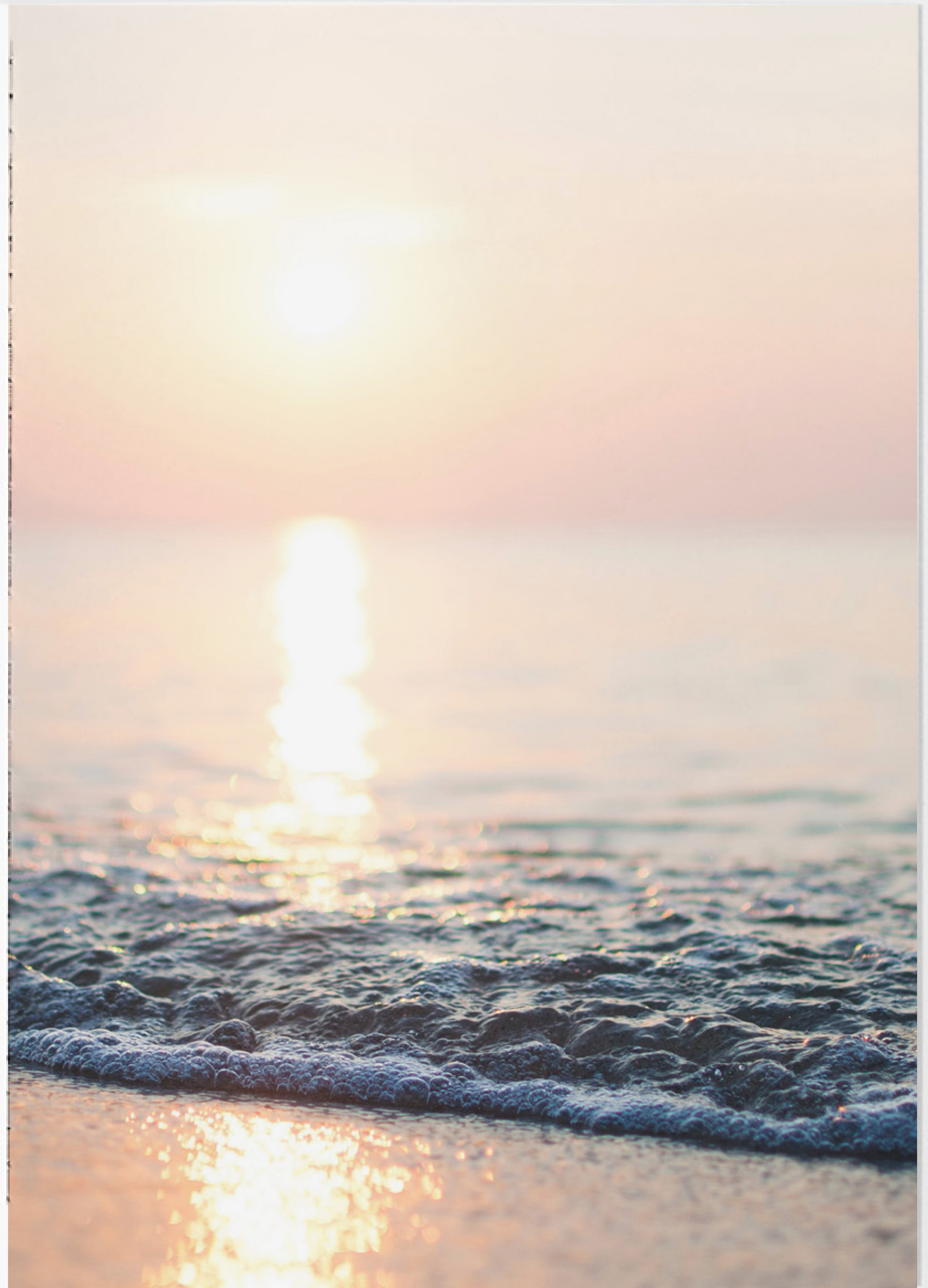
Un complejo único en la zona que contará con 12 viviendas en una primera fase y 18 en la segunda.

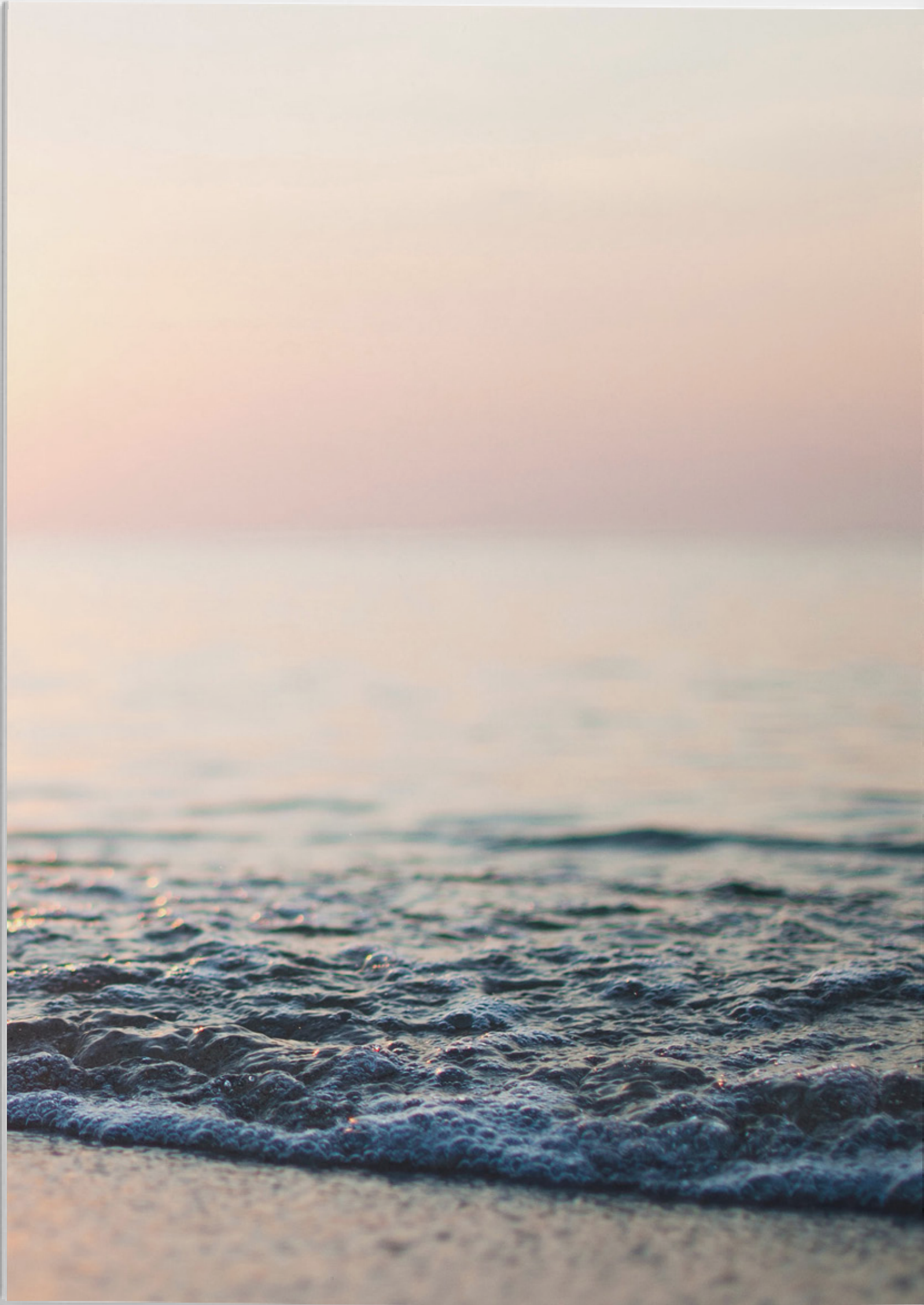
Villas de alrededor de 480m² con amplias zonas exteriores. Dotadas de piscina, porches, zona chill out, barbacoa exterior y un generoso jardín basado en un cuidado proyecto paisajístico.

En el interior de las viviendas, los espacios son siempre generosos. La planta sótano dispone de un garaje privado y además, de una amplia zona polivalente donde poder disfrutar de una bodega, un cine, un gimnasio, un spa, una piscina interior o simplemente del espacio necesario.

Los residentes de Calablanca dispondrán de un servicio dedicado de conserjería y seguridad privada 24 horas, además de acceso prioritario al nuevo Club House. Alrededor, colegios internacionales, equipamientos deportivos y zonas comerciales.

Un oasis privado a diez minutos de la playa, veinte minutos del aeropuerto del Prat y a media hora del centro de Barcelona. En definitiva, una nueva forma de vivir el lujo.





Passive House Design

The Passive House Standard is a form of energy efficient construction. The Passive House Standard makes the most of natural light and is well-insulated from outside noise. Houses built to these specifications have excellent air quality and humidity control with an interior temperature that's always perfect.

The Passive House Standard uses the minimum amount of energy required to achieve a high level of comfort and wellbeing. It is a method of construction that leads to a reduction in energy consumption of up to 90% when compared with a conventional home. That also means the energy costs in a Passive House are significantly lower than normal.

In these homes, the air is always clean and free of allergies. People feel healthier and more productive. They're homes that require less maintenance and with a low environmental impact that contributes to reduced CO2 emissions.

Calablanca is an ideal place to live.

Passive House Design

El estándar Passive House es una forma de construcción energéticamente eficiente. Son viviendas que aprovechan al máximo la iluminación natural, aisladas del ruido exterior, con una calidad del aire y un control de la humedad excelentes y con una temperatura interior siempre perfecta.

El Passive House utiliza la mínima cantidad de energía para obtener un alto confort y bienestar. Este sistema constructivo alcanza una reducción del consumo energético de hasta el 90% respecto a una vivienda moderna convencional, lo que significa también un considerable ahorro económico.

En estas viviendas el aire siempre está limpio y libre de alérgenos, las personas se sienten más sanas y productivas. Son viviendas que necesitan un menor mantenimiento y con un bajo impacto ambiental que contribuye a reducir las emisiones de CO2.

Calablanca es un lugar ideal para vivir.

Indoor Temperature

25°

8:30 am	Sunny
69%	Normal humidity
380 ppm	Clean air
42 dB	Quiet
Feeling	Comfortable

Comfortable

Outdoor Temperature

28°

8:30 am	Sunny
95%	High humidity
403 ppm	Clean air
48 dB	Quiet
Feeling	Warm


Warm



Calablanca

Every day I wake up fully rested, surrounded by my garden. It's like living in an oasis.

Todos los días despierto descansado, rodeado por mi jardín, es como vivir en un oasis.

A wide-angle photograph of a modern living room. The room features a prominent wall of natural stone on the left, with a small rectangular window set into it. A staircase with a glass railing and white steps leads up from the living area. In the foreground, there are two light-colored armchairs with wooden frames and a black floor lamp with a curved arch. A large, light-colored sofa is positioned on the right side of the room. The floor is made of light wood planks. In the background, a dining area with a table and chairs is visible, along with a kitchen area. Large windows on the right side of the room provide a view of the outdoors. The lighting is warm and natural, suggesting early morning light.

A new day begins and
the early morning light
seeps into every corner
of the house.

Empieza un nuevo día
y la luz de la mañana se
cuela en cada rincón
de la casa.



Kitchen and dining room



The feeling of comfort
and wellbeing at home
is the first step to
starting the day well.

La sensación de calidez
y bienestar de la casa
es el primer paso para
iniciar la jornada.



Clean air and the
perfect temperature in
your own private gym.
No excuses.

Aire limpio y
temperatura perfecta
en tu propio gimnasio.
No hay excusas.

Gym



Spa



Indoor Temperature

25°

9:15 am Sunny
68% Normal humidity
380 ppm Clean air
42 dB Quiet
Feeling Comfortable

Comfortable

Outdoor Temperature

30°

9:15 am Sunny
95% High humidity
403 ppm Clean air
48 dB Quiet
Feeling Warm

Warm

A moment to relax
before you start to
make decisions.

Un momento de relax
antes de empezar a
tomar decisiones.

Walk-in closet, Bathroom

Barcelona is thirty
minutes from home.

Barcelona a treinta
minutos de casa.



Plaza Francesc Macià
Barcelona.

Close to
everything, just
the way you
want it.

Cerca de todo,
de la manera
que quieres.





Master Bedroom

Indoor Temperature

25°

10:00 am	Sunny
65%	Normal humidity
380 ppm	Clean air
42 dB	Quiet
Feeling	Comfortable

Comfortable

Outdoor Temperature

32°

10:00 am	Sunny
90%	High humidity
403 ppm	Clean air
50 dB	Normal
Feeling	Hot

Hot

Opening your eyes and feeling at ease without feeling the outside heat. That's a good way to wake up.

Abrir los ojos, estar cómoda sin sentir el calor exterior. Eso es un buen despertar.





I have a coffee and plan my day whilst enjoying the sweeping views. I make a reservation by the port for lunch. Living in Sitges is luxury.

Mientras tomo un café planifico el día con las mejores vistas. Reservo en el puerto para comer. Vivir en Sitges es sencillamente un lujo.

Master Bedroom Terrace

*Today, Sitges is like
Shanghai or Tangier
from the 30s:
a miniature universe,
as cosmopolitan as
Saint-Tropez or New York.*



Sitges

The sunny seaside town of Sitges, located just 30 minutes from Barcelona, is a stylish and sophisticated beach spot that has, over the years, become increasingly frequented by the rich and famous.

Surrounded by vineyards and national parks, it is often dubbed the "Spanish Saint Tropez", owing to its high-end yachting and sailing culture. It is home to upmarket shops and boutiques along with a plethora of luxurious hotels and restaurants.



La soleada ciudad costera de Sitges, a sólo 30 minutos de Barcelona, es un enclave marítimo elegante y sofisticado que con los años se ha convertido en un lugar cada vez más frecuentado por ricos y famosos.

Rodeada de viñedos y parques nacionales, se la conoce como el "Saint-Tropez español", debido a su cultura náutica de alto nivel. En ella se encuentran, aparte de extraordinarias playas, tiendas y boutiques exclusivas junto con hoteles y restaurantes de lujo.





Security point - Entrance

Return home and feel
safe, secure & happy.
24/7 surveillance has
its advantages.

Regresar a casa y
tener la sensación de
bienestar y seguridad.
Disponer de vigilancia
24/7 tiene sus ventajas.



Access to private parking - Five parking spaces



Sharing moments together in the Club House helps us to unwind and have some fun before reconnecting with others.

Compartir momentos juntos en el Club House nos ayuda a desconectar y disfrutar para luego volver a conectar.



Walk over to the local school to collect the kids and you'll be back in a matter of moments.

Dar un paseo para recoger a los niños en el colegio y regresar a casa en tan solo un instante.



Open the door, leave the noise outside and feel the world stopping around you. This is what it should feel like to come home.

Abrir la puerta, dejar las prisas fuera y sentir que el mundo se para. Es el placer de volver a casa.



Entrance

Indoor Temperature

25°

5:00 pm Sunny
45% Normal humidity
350 ppm Clean air
42 dB Quiet
Feeling Comfortable

Comfortable

Outdoor Temperature

34°

5:00 pm Sunny
88% High humidity
403 ppm Clean air
50 dB Normal
Feeling Very hot

Very hot



Living room

*The best thing
about living in these houses,
is living in these houses.*



Garden, pool and porch



Garden and pool

We love watching the kids have fun in the pool whilst we get the house ready for our guests.

Nos encanta ver a los niños disfrutar en la piscina mientras preparamos la casa para los invitados.









The kids sleep peacefully whilst we enjoy dinner with our friends.

Los niños duermen tranquilos y sin ruido, mientras en el porche cenamos con nuestros amigos.

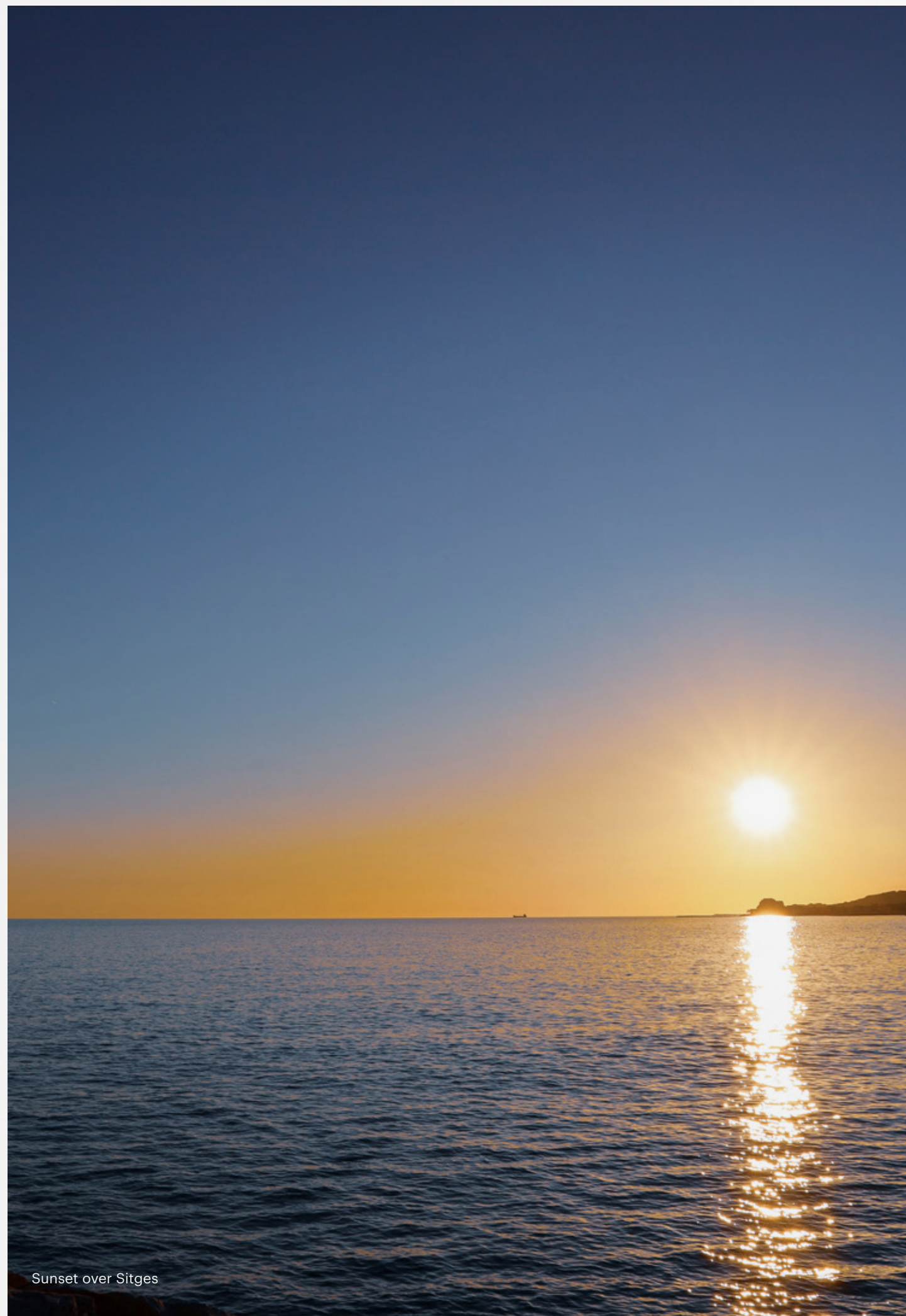
Indoor noise level		Outdoor noise level	
25dB		60dB	
20:30 pm	Sunny	20:30 pm	Sunny
66%	Normal humidity	98%	High humidity
345 ppm	Clean air	408 ppm	Clean air
25°	Temperature	30°	Temperature
Feeling	Comfortable	Feeling	Warm
Comfortable		Warm	



Chill-out area

A perfect day ends
with a perfect night.

Un día ideal
termina bajo una
noche perfecta.



Sunset over Sitges

Special Features

Indoor and outdoor Linkfloor Feudal and porcelain flooring.

Security access point with watertight security and automatic multipoint closing system.

Smooth and solid interior doors with a white lacquered finish.

Fully furnished kitchen equipped with Bosch appliances, Xtone worktops and white sinks.

Integrated sink units.

Noken sanitary appliances.

Noken taps.

Ample lighting and ventilation in every room.

AFINO-ONE PVC exterior carpentry by WERU, with thermal breaks and triple glazing.

Thermally-insulated aluminium shutters in living rooms and bedrooms.

SATE thermal insulation, with thicker walls than conventional homes.

Heating and cooling roof ducts.

Heat Recovery Ventilation (HRV) using the Zehnder Enthalpy Exchanger.

Otis elevator.

Outdoor canopies for extra protection against the sun.

High-performance solar photovoltaic panels.

Specially-designed and landscaped garden.

Outdoor barbecue area.

Swimming pool with glazed tiles, saline filtration system and in-built lighting.

Chill-out area with outdoor fire.

Four to five parking spaces.

Características especiales - Calidades

Pavimentos interiores y exteriores de Linkfloor Feudal y porcelánico.

Puerta de acceso de seguridad con valores de estanqueidad máximos y sistema automático de cierre multipunto.

Puertas de paso macizas lisas acabadas en lacado blanco.

Cocina totalmente amueblada y equipada con electrodomésticos Bosch, encimera Xtone y fregadero blanco.

Muebles de lavabo integrados.

Aparatos sanitarios Noken.

Grifería Noken.

Iluminación y ventilación directa en todas las estancias.

Carpintería exterior de PVC AFINO-ONE de WERU, con rotura de puente térmico y triple acristalamiento.

Persianas de aluminio aisladas térmicamente en salones y dormitorios.

Aislamiento térmico SATE con espesores superiores a la vivienda convencional.

Calefacción y refrigeración por conductos en falso techo.

Sistema de ventilación con recuperación de calor con recuperador de calor entálpico Zehnder.

Ascensor tipo Otis.

Toldos exteriores tipo cofre para protección solar.

Instalación de placas fotovoltaicas de altas prestaciones.

Jardinería según proyecto de paisajista especializado.

Zona de barbacoa exterior.

Piscina revestida con azulejo vidriado, depuración salina e iluminación.

Zona Chill Out con fuego exterior.

De cuatro a cinco plazas de aparcamiento.



Plaza del Ayuntamiento

Iglesia de Sant Bartomeu i Santa Tecla

Puerto Deportivo de Aiguadolç

Club Náutico

Estación del tren

Playa de Sitges

Parque de Can Robert

Paseo Marítimo



Fase 1

Calablanca, Fase 2

Futuro Club House Calablanca

Club Natación Sitges

Parque de Terramar

British School of Barcelona BSB

Club de Golf Terramar



*From a gym or games room
to an elegant wine cellar,
every multipurpose space
in Calablanca
is a place you can
make your own.*



Family room



Wine cellar



Interior pool and sauna



Cinema room



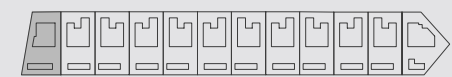
Games room

TECHNICAL INFORMATION

TYPE 1

SPECIAL FEATURES

- 459 m² GROSS AREA
- 271 m² GARDEN
- 108 m² TERRACE
- 4 PARKING SPACES
- 4 BEDROOMS
- 6 BATHROOMS
- ELEVATOR
- MULTIPURPOSE ROOM
- INFINITY POOL
- CHILL-OUT AREA
- OUTDOOR KITCHEN



TYPE 1 - GROUND FLOOR

1	HALL 1	6.05 m ²	8	ACCESS	33.80 m ²
2	KITCHEN-DINING-LIVING ROOM	52.50 m ²	9	GARDEN	155.72 m ²
3	HALL 2	2.60 m ²	10	TERRACE	80.16 m ²
4	BATHROOM 3	3.60 m ²	11	CHILL-OUT AREA	9.90 m ²
5	BEDROOM	11.15 m ²	12	WC	2.45 m ²
6	STAIRS	5.65 m ²	13	STORAGE	2.45 m ²
7	ACCESS GARDEN	81.10 m ²	14	SWIMMING POOL	30.18 m ²





TYPE 1 - FIRST FLOOR

1	HALL 3	7.45 m ²
2	BEDROOM 2	18.25 m ²
3	BEDROOM 3	12.95 m ²
4	BEDROOM 4	13.40 m ²
5	BATHROOM 4	6.30 m ²
6	BATHROOM - DRESSING ROOM	15.65 m ²
7	TERRACE	28.35 m ²



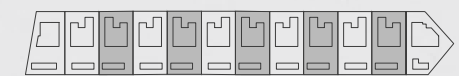
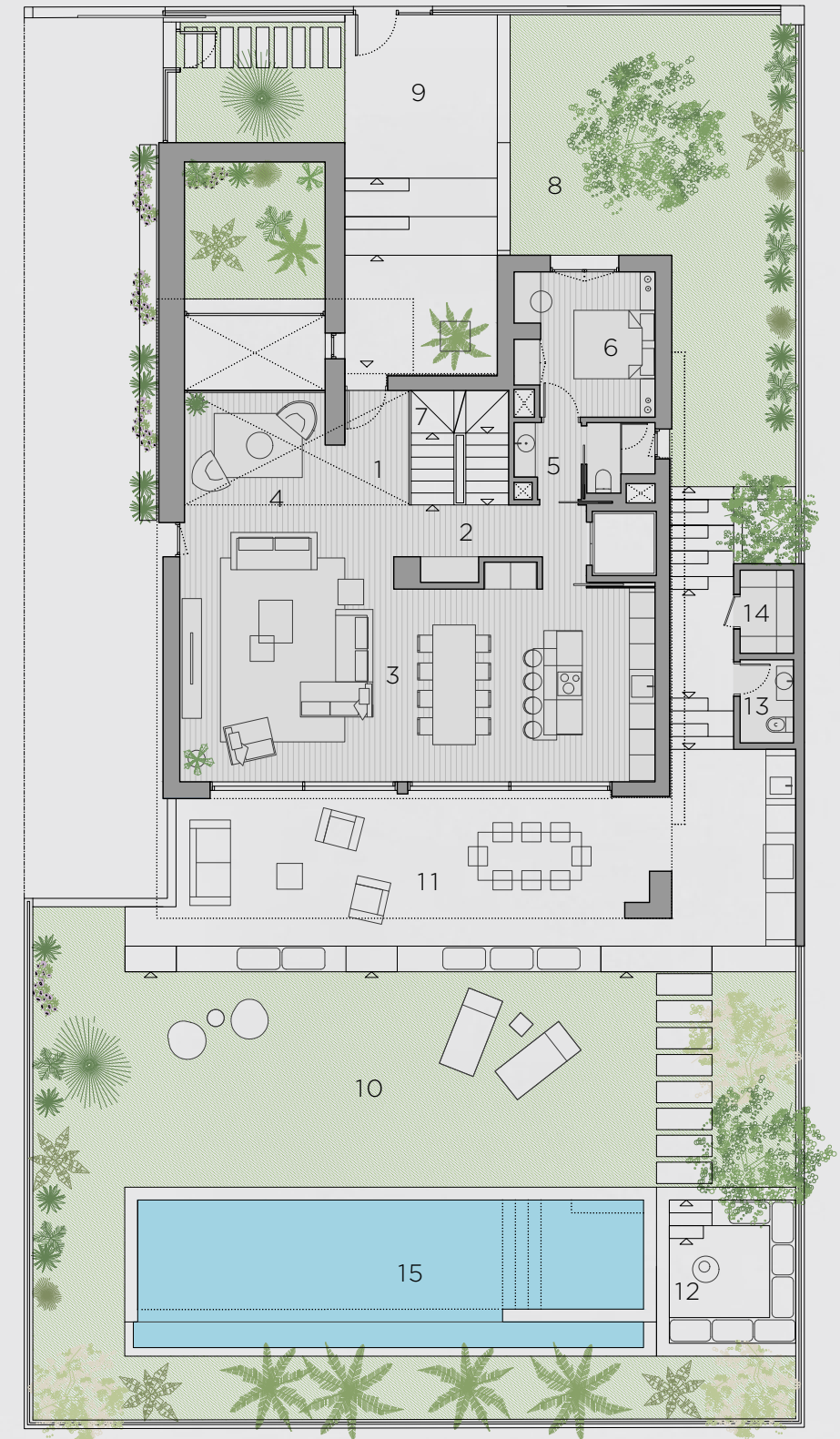
TYPE 1 - BASEMENT

1	MULTIPURPOSE ROOM	57.58 m ²	8	BATHROOM 2	3.05 m ²
2	HALL	6.00 m ²	9	STAIRS	5.65 m ²
3	BATHROOM 1	2.86 m ²	10	LAUNDRY ROOM	9.60 m ²
4	STORAGE ROOM 1	10.52 m ²	11	PATIO	7.42 m ²
5	STORAGE ROOM 2	11.30 m ²	12	RAMP	35.47 m ²
6	PARKING	83.16 m ²	13	COVERED RAMP	19.72 m ²
7	MACHINE ROOM	6.60 m ²			

TYPE 2

SPECIAL FEATURES

486 m ²	GROSS AREA
234 m ²	GARDEN
91 m ²	TERRACE
5	PARKING SPACES
4	BEDROOMS
6	BATHROOMS
	ELEVATOR
	MULTIPURPOSE ROOM
	INFINITY POOL
	CHILL-OUT AREA
	OUTDOOR KITCHEN



TYPE 2 - GROUND FLOOR

1	ENTRANCE	4.65 m ²	9	ACCESS	29.85 m ²
2	HALL 2	6.50 m ²	10	GARDEN	139.48 m ²
3	KITCHEN-DINING-LIVING ROOM	61.40 m ²	11	TERRACE	63.88 m ²
4	READING AREA	8.75 m ²	12	CHILL-OUT AREA	9.88 m ²
5	BATHROOM 3	5.00 m ²	13	WC	2.45 m ²
6	BEDROOM 1	10.60 m ²	14	STORAGE	2.45 m ²
7	STAIRS	5.65 m ²	15	SWIMMING POOL	30.34 m ²
8	ACCESS GARDEN	64.30 m ²			



TYPE 2 - FIRST FLOOR

1	HALL 3	5.45 m ²
2	BEDROOM 2	13.60 m ²
3	BEDROOM 3	13.10 m ²
4	BEDROOM 4	16.15 m ²
5	BATHROOM 4	7.50 m ²
6	BATHROOM - DRESSING ROOM	15.85 m ²
7	TERRACE	27.20 m ²



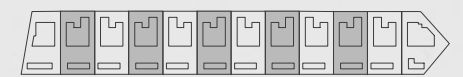
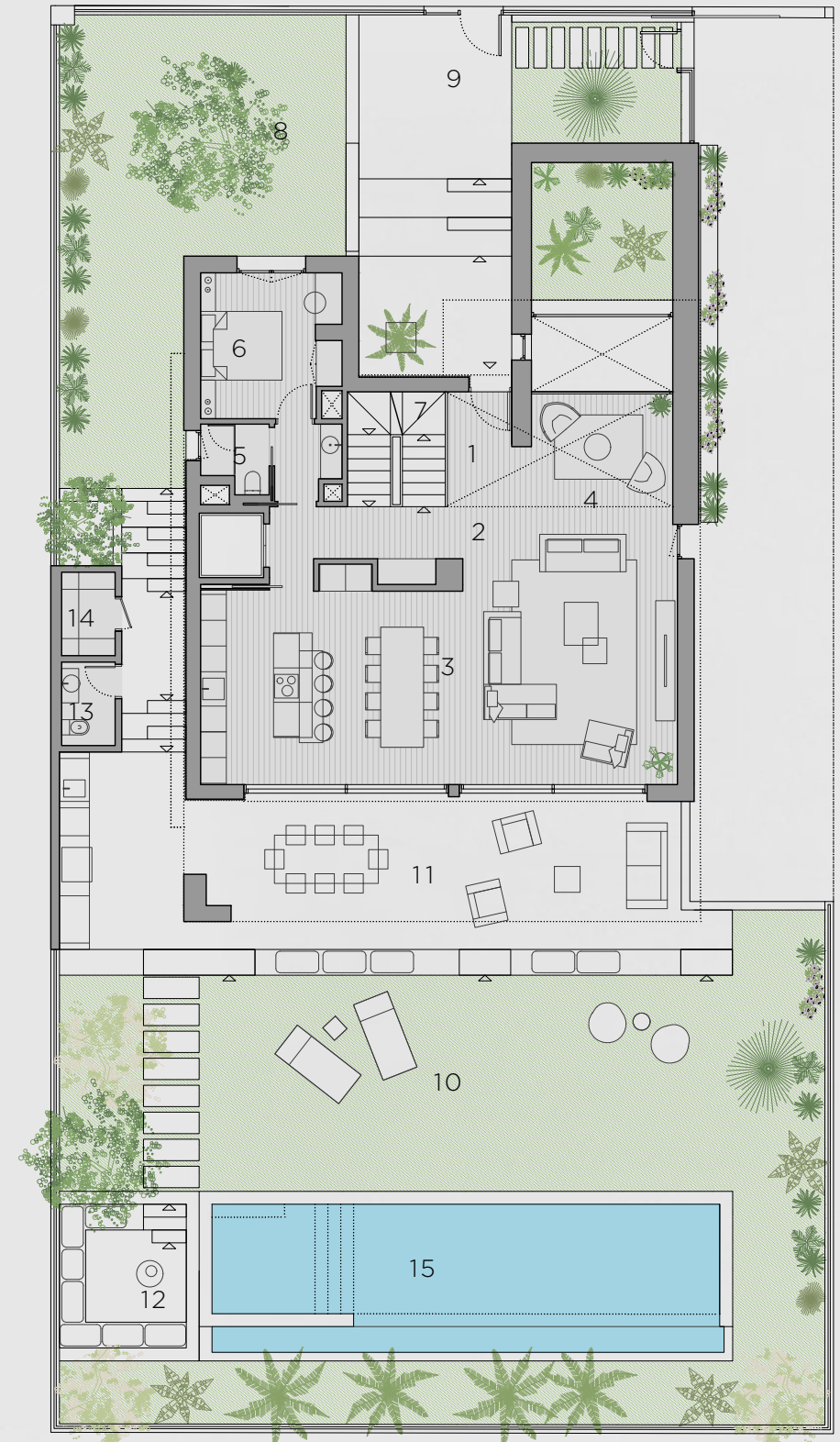
TYPE 2 - BASEMENT

1	MULTIPURPOSE ROOM	53.70 m ²	8	PARKING	98.67 m ²
2	LAUNDRY ROOM	12.27 m ²	9	STAIRS	5.65 m ²
3	MACHINE ROOM	11.80 m ²	10	PATIO	10.55 m ²
4	STORAGE ROOM	9.11 m ²	11	COVERED RAMP	19.45 m ²
5	BATHROOM 1	1.79 m ²	12	RAMP	64.60 m ²
6	BATHROOM 2	2.64 m ²			
7	HALL 1	9.45 m ²			

TYPE 3

SPECIAL FEATURES

486 m ²	GROSS AREA
234 m ²	GARDEN
91 m ²	TERRACE
5	PARKING SPACES
4	BEDROOMS
6	BATHROOMS
	ELEVATOR
	MULTIPURPOSE ROOM
	INFINITY POOL
	CHILL-OUT AREA
	OUTDOOR KITCHEN



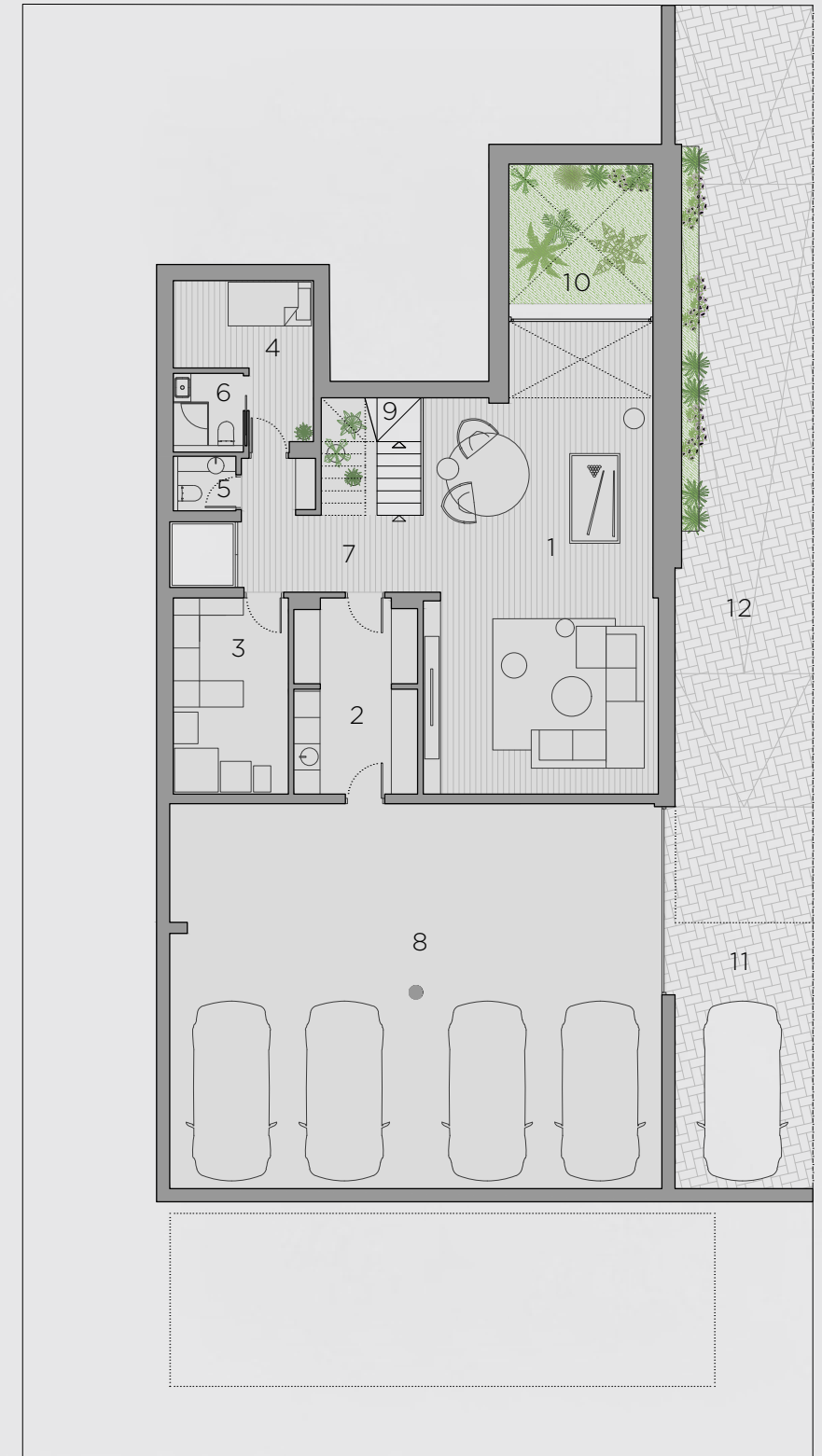
TYPE 3 - GROUND FLOOR

1	ENTRANCE	4.65 m ²	9	ACCESS	29.85 m ²
2	HALL 2	6.50 m ²	10	GARDEN	139.48 m ²
3	KITCHEN-DINING-LIVING ROOM	61.40 m ²	11	TERRACE	63.88 m ²
4	READING AREA	8.75 m ²	12	CHILL-OUT AREA	9.88 m ²
5	BATHROOM 3	5.00 m ²	13	WC	2.45 m ²
6	BEDROOM 1	10.60 m ²	14	STORAGE	2.45 m ²
7	STAIRS	5.65 m ²	15	SWIMMING POOL	30.34 m ²
8	ACCESS GARDEN	64.30 m ²			



TYPE 3 - FIRST FLOOR

1	HALL 3	5.45 m ²
2	BEDROOM 2	13.60 m ²
3	BEDROOM 3	13.10 m ²
4	BEDROOM 4	16.15 m ²
5	BATHROOM 4	7.50 m ²
6	BATHROOM - DRESSING ROOM	15.85 m ²
7	TERRACE	27.20 m ²



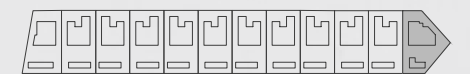
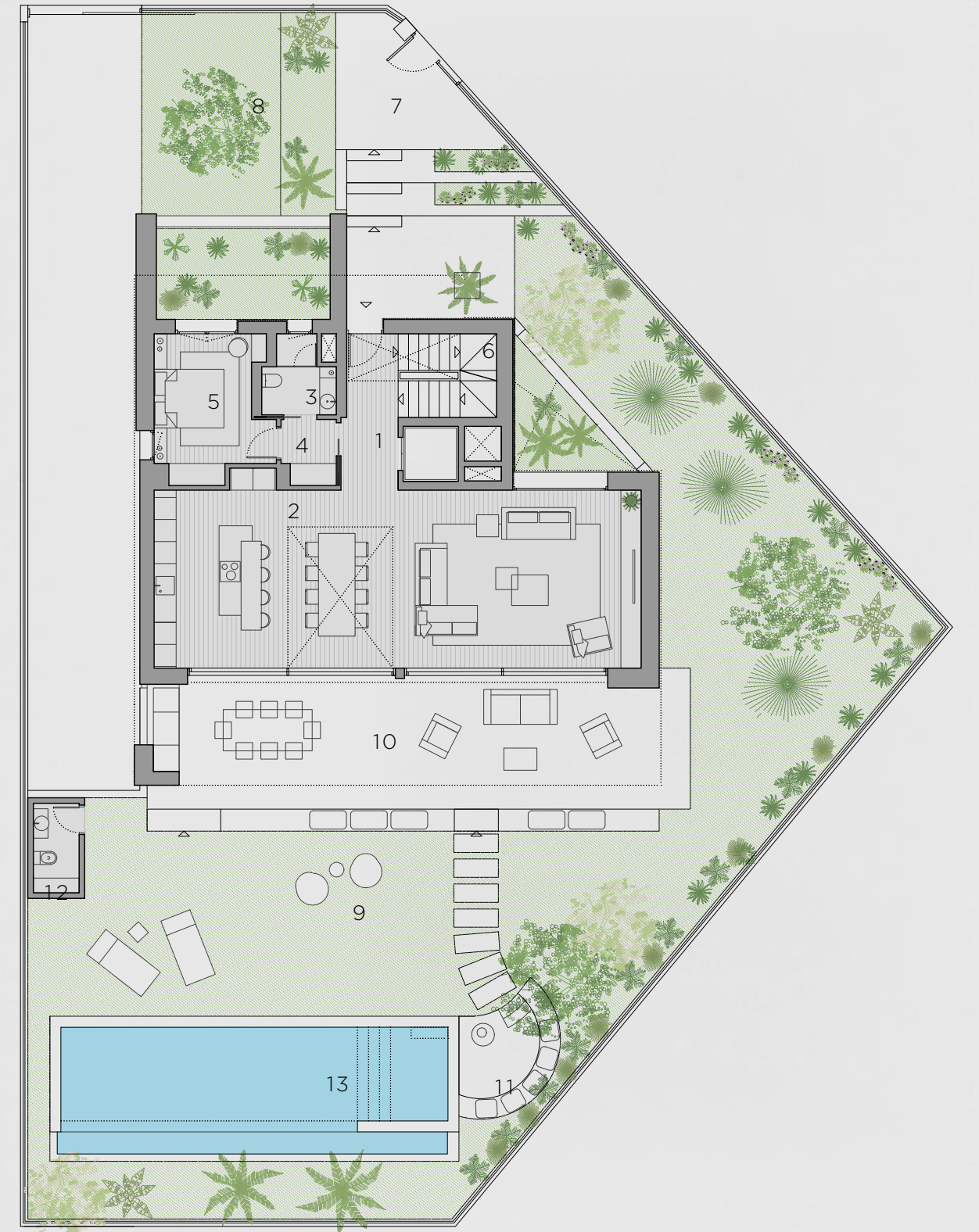
TYPE 3 - BASEMENT

1	MULTIPURPOSE ROOM	53.70 m ²	8	PARKING	98.67 m ²
2	LAUNDRY ROOM	12.27 m ²	9	STAIRS	5.65 m ²
3	MACHINE ROOM	11.80 m ²	10	PATIO	10.55 m ²
4	STORAGE ROOM	9.11 m ²	11	COVERED RAMP	19.45 m ²
5	BATHROOM 1	1.79 m ²	12	RAMP	64.60 m ²
6	BATHROOM 2	2.64 m ²			
7	HALL 1	9.45 m ²			

TYPE 4

SPECIAL FEATURES

486 m ²	GROSS AREA
254 m ²	GARDEN
91 m ²	TERRACE
4 m ²	PARKING SPACES
4	BEDROOMS
6	BATHROOMS
	ELEVATOR
	MULTIPURPOSE ROOM
	INFINITY POOL
	CHILL-OUT AREA
	OUTDOOR KITCHEN



TYPE 4 - GROUND FLOOR

1	HALL 2	6.30 m ²	8	ACCESS GARDEN	28.40 m ²
2	KITCHEN-DINING-LIVING ROOM	65.00 m ²	9	GARDEN	191.77 m ²
3	BATHROOM 3	3.75 m ²	10	TERRACE	58.12 m ²
4	HALL 3	2.70 m ²	11	CHILL-OUT AREA	7.68 m ²
5	BEDROOM 1	11.40 m ²	12	WC	3.05 m ²
6	STAIRS	5.65 m ²	13	SWIMMING POOL	26.88 m ²
7	ACCESS	34.40 m ²			



TYPE 4 - FIRST FLOOR

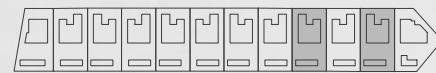
1	HALL 4	10.70 m ²
2	BEDROOM 2	16.25 m ²
3	BEDROOM 3	12.25 m ²
4	BEDROOM 4	13.35 m ²
5	BATHROOM 4	6.90 m ²
6	BATHROOM - DRESSING ROOM	16.35 m ²
7	TERRACE	32.75 m ²



TYPE 4 - BASEMENT

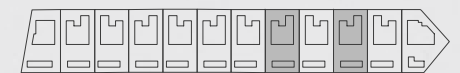
1	MULTIPURPOSE ROOM	53.17 m ²	8	PARKING	95.96 m ²
2	LAUNDRY ROOM	8.22 m ²	9	HALL 1	3.61 m ²
3	BATHROOM 1	2.40 m ²	10	STAIRS	5.65 m ²
4	HALL 4	7.51 m ²	11	PATIO 1	11.70 m ²
5	STORAGE ROOM	12.19 m ²	12	PATIO 2	6.50 m ²
6	BATHROOM 2	4.30 m ²	13	COVERED RAMP	17.23 m ²
7	MACHINE ROOM	9.82 m ²	14	RAMP	65.21 m ²

BASEMENT UPGRADES
SPAS



SPA TYPE 1 - BASEMENT UPGRADE - HOUSE 32 AND 36

1	MULTIPURPOSE ROOM	29.00 m ²	9	HALL 2	4.49 m ²
2	LAUNDRY ROOM	2.40 m ²	10	SPA BATHROOM	2.40 m ²
3	MACHINE ROOM	4.15 m ²	11	MACHINE ROOM 2	3.20 m ²
4	STORAGE ROOM	9.11 m ²	12	SPA	30.95 m ²
5	BATHROOM 1	1.79 m ²	13	PARKING	98.67 m ²
6	BATHROOM 2	2.64 m ²	14	PATIO	10.55 m ²
7	HALL 1	9.45 m ²	15	COVERED RAMP	19.45 m ²
8	STAIRS	5.65 m ²	16	RAMP	64.65 m ²



SPA TYPE 2 - BASEMENT UPGRADE - HOUSE 30 AND 34

1	MULTIPURPOSE ROOM	29.00 m ²	9	HALL 2	4.49 m ²
2	LAUNDRY ROOM	2.40 m ²	10	SPA BATHROOM	2.40 m ²
3	MACHINE ROOM	4.15 m ²	11	MACHINE ROOM 2	3.20 m ²
4	STORAGE ROOM	9.11 m ²	12	SPA	30.95 m ²
5	BATHROOM 1	1.79 m ²	13	PARKING	98.67 m ²
6	BATHROOM 2	2.64 m ²	14	PATIO	10.55 m ²
7	HALL 1	9.45 m ²	15	COVERED RAMP	19.45 m ²
8	STAIRS	5.65 m ²	16	RAMP	64.65 m ²

*From its shimmering sea
to its world-class
dining scene
and packed cultural calendar,
there's no better place
to be than in Sitges.
To make this fascinating city
your home is
to immerse yourself in
a postcard paradise.*

