



THE MEDITERRANEAN PINNACLE OF LUXURY

VILLA XANADU  
BY UTOPIA VILLAS

SITGES / BARCELONA / SPAIN

[WWW.UTOPIA-VILLAS.COM](http://WWW.UTOPIA-VILLAS.COM)













WELCOME TO GRAND VILLA XANADU By Utopia Villas.

You will be immersed in a world of serene beauty. The villa's strategic seafront location offers breathtaking panoramic views of the shimmering Mediterranean Sea that delights the senses.

The landscape is a true oasis. Cascading pools, soothing waterfalls, meandering rivers, and serene ponds seamlessly blend into the surroundings, creating a harmonious symphony of water elements.

Indulge yourself and embrace the soothing power of Villa Xanadu.





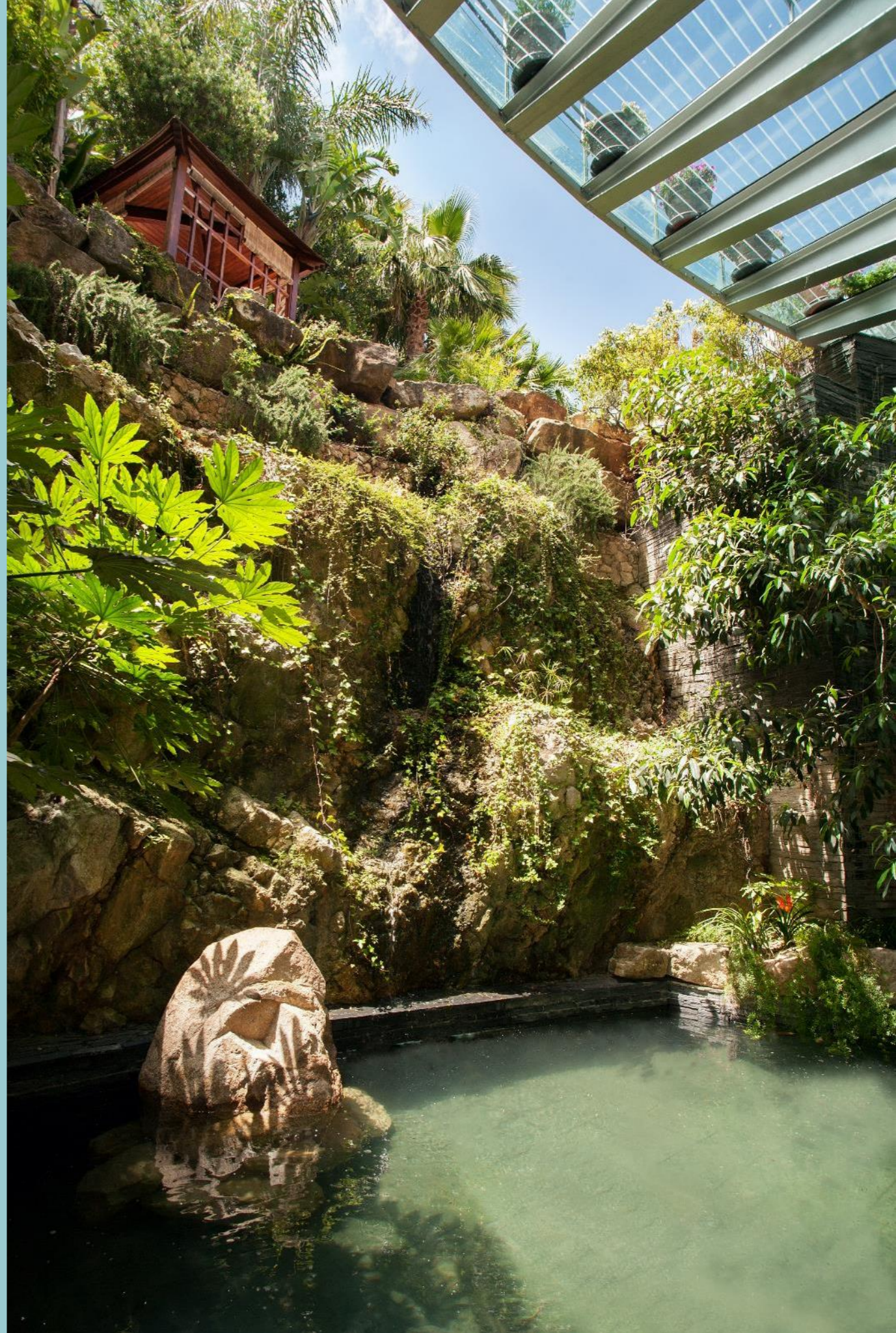


# AN OASIS ON THE MEDITERRANEAN



Experience a harmonious fusion of palm trees and ponds with an almost indiscernible background sound of waterfalls with mesmerizing views.

A pleasure dome over a lush green private golf club on the beach.











“In Xanadu did Kubla Khan  
A stately pleasure-dome decree:  
Where Alph, the sacred river, ran  
Through caverns measureless to man  
Down to a sunless sea.”  
-S. T. Coleridge





# UNMATCHED LOCATION

CAN GIRONA,  
CONSIDERED ONE OF  
THE MOST EXCLUSIVE  
RESIDENTIAL ESTATES  
IN CATALONIA.

Nature, private Golf Club, five-star hotel, the proximity to Sitges and its beaches, as well as a variety of private international schools, complement the exceptional features of Can Girona.





# SITGES, THE GOLDEN COAST



A Malvasia grape vineyard in Sitges



Terramar Golf Club - Hole 3



Beach clubs - Soho Little Beach House Garraf



Sailing in Sitges



# SITGES, BARCELONA'S SOUTH COAST

The most chic beach town around Barcelona for its restaurants, boutiques and vivid nightlife, next to the wine region of D.O. Penedès.

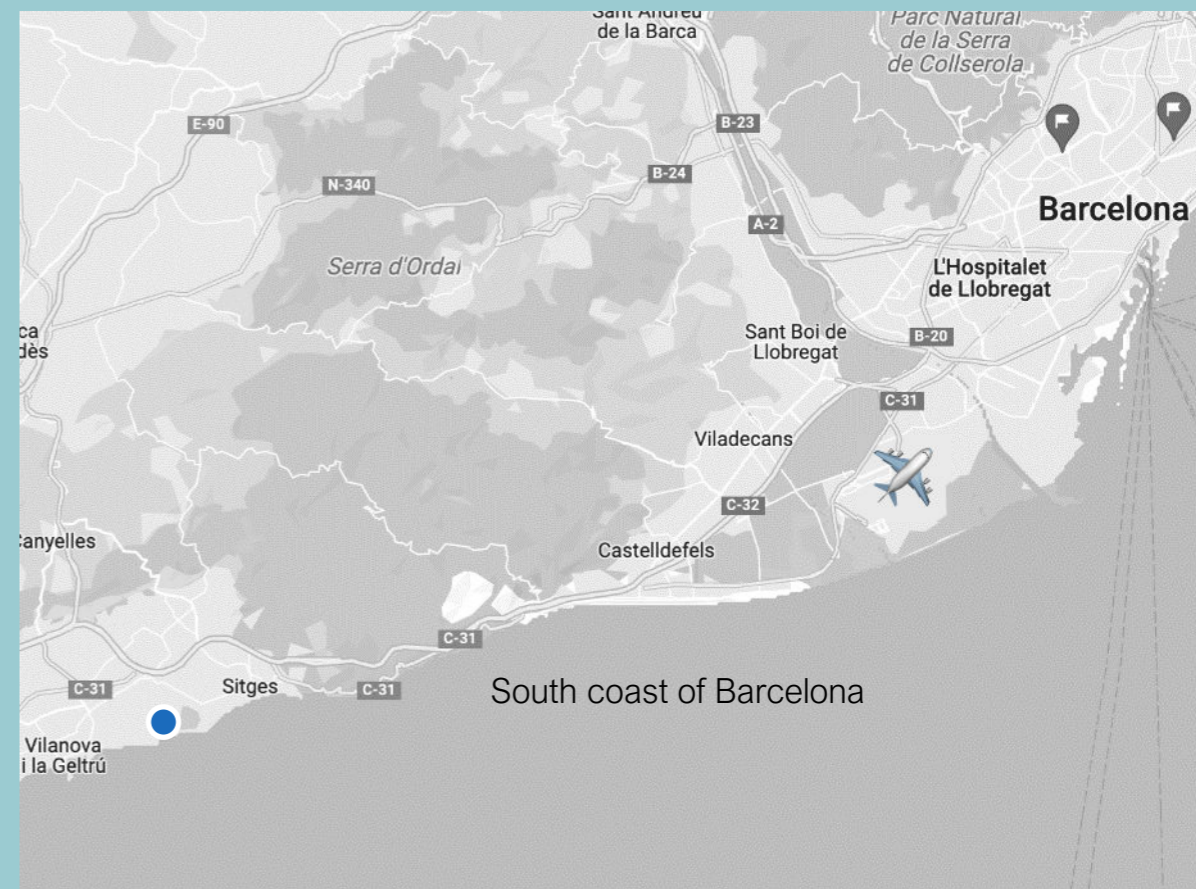
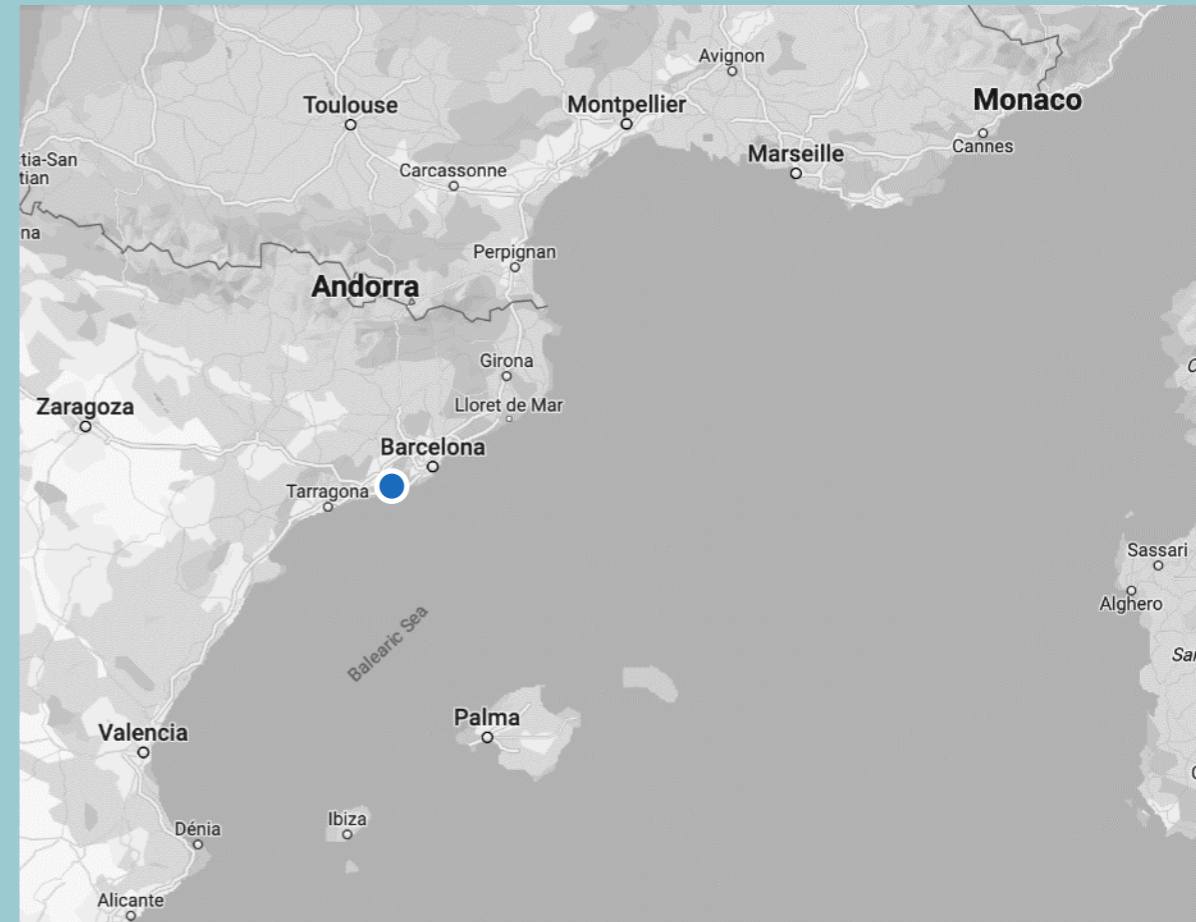
Whitewash buildings, narrow streets, and loads of local culture.

Awarded a blue flag by the E.U. for the cleanliness of the water.

35 minutes away from the city of Barcelona, and 20 minutes away from its international airport.

Mild climate with more than 300 days of sun per year.

It's a playground for those who enjoy sailing, golfing, hiking, or horse riding.





# BARCELONA

A vibrant cosmopolitan city nestled along the sparkling shores of the Mediterranean Sea, captivates visitors with its unique blend of rich history and awe-inspiring architecture.

Barcelona delights with its artistic flair, world-class cuisine, and a dynamic cultural scene.

With its stunning beaches, thriving nightlife, and a warm Mediterranean climate, Barcelona effortlessly combines tradition and modernity, inviting you to immerse yourself in its captivating allure.





# XANADU'S ARCHITECTURE

From Rio de Janeiro to Barcelona, some of the most emblematic buildings and projects were designed by the world-renowned Spanish architectural firm MBM ARQUITECTES, as is Villa Xanadu. Built incorporating the most modern construction techniques and employing new generation materials, the built-up area is 2051,82m<sup>2</sup> and the terraces sum up 732,29m<sup>2</sup>.







The generous garden spaces surrounding the house, the circular architecture, high ceilings, and grandiose windows make the interior and exterior harmoniously combine, taking complete advantage of sunlight all year long, while enjoying some unforgettable views. All the entertainment and recreational spaces, terraces, tropical vegetation and waterfalls provoke the senses & invite relaxation – this is truly a pleasure dome!









A LARGE RECEPTION HALL WITH A TRANQUIL ZEN GARDEN AND CASCADING WATERFALL INVITE SERENITY AND CONTEMPLATION.





JAPANESE WATERFALL





A GAZE UPWARDS AND YOU WILL CATCH SIGHT OF THE JAPANESE TEAHOUSE PERCHED ABOVE THE HANGING GARDEN AND WATERFALL.





THE LIBRARY, A SERENE ROOM SURROUNDED BY LUSH VEGETATION AND ACCOMPANIED BY THE SOOTHING SOUNDS OF A WATERFALL, THIS VERSATILE SPACE OFFERS A PEACEFUL AMBIANCE FOR GREETING GUESTS, ENJOYING A GOOD BOOK, OR UTILIZING IT AS A TRANQUIL OFFICE.













THE VILLA EMBODIES A HARMONIOUS BALANCE BETWEEN INDEPENDENT ATMOSPHERES THAT SEAMLESSLY CONNECT, RESPECTING THEIR PRIVACY.





SEA VIEWS LIVING ROOM





SEA VIEWS DINING ROOM





WITH A TOTAL OF SIX THOUGHTFULLY DESIGNED KITCHENS, YOU CAN ENJOY DELIGHTFUL MEALS WITH YOUR LOVED ONES IN A SETTING CREATED FOR TOGETHERNESS.



IMMERSE YOURSELF IN PURE RELAXATION AT VILLA XANADU'S SERENE LAKE CHILL-OUT ON TOP OF THE GREAT WATERFALL  
ROOFTOP.  
DESIGNED FOR YOUR PLEASURE.











BARBECUE LAKE TERRACE



## LAKE TERRACE BARBECUE AREA

A MASSIVE GRILL, CLAY PIZZA OVEN, SMOKING OVEN, TEPPANYAKI GRILL AND DEDICATED WOK COOKING AREA, THIS CULINARY HAVEN CATERS TO ALL YOUR GRILLING AND COOKING DESIRES.

THE INTERIOR AND EXTERIOR SPACES FLOW WITH NATURALNESS, EXCLUSIVITY AND BALANCE IN EVERY SENSE OF THE WORD.







THE GYM AND SPA EXCEED THE EXPECTATIONS OF MOST 5-STAR HOTEL GYMS.  
FULLY EQUIPPED WITH A FINNISH SAUNA, A TURKISH BATH,  
FEMALE AND MALE CHANGING ROOMS, CEILING-TO-FLOOR MIRRORS AND AN EXTENSIVE SELECTION  
OF PROFESSIONAL EXERCISE EQUIPMENT.  
THE SLIDING WINDOWS CAN BE OPENED TO FACE THE SEA VIEWS.





FINNISH SAUNA





DIVE INTO LUXURY AT XANADU'S PRIVATE POOL AREA.  
ENJOY A 20-METER HEATED POOL CASCADING INTO A SMALLER POOL, A RELAXING JACUZZI, AND A  
REFRESHING COLD PLUNGE POOL.  
THE AREA CAN BE COVERED, ALLOWING YEAR-ROUND ENJOYMENT.









WITH DIRECT ACCESS FROM THE POOL , A  
SPECTACULAR SEA-VIEW ROOFTOP SOLARIUM.





10 SUITES, EACH WITH ITS OWN UNIQUE CHARACTERISTICS, FROM BREATHTAKING VIEWS TO LUXURIOUS AMENITIES.  
IT ALSO BOASTS AN IMPRESSIVE 15 BATHROOMS, EACH DESIGNED WITH METICULOUS ATTENTION TO DETAIL.





PRIVATE UNDERWATER SUITE TERRACE





GREAT WATERFALL SUITES





AN ENCHANTING TERRACE, PERFECTLY POSITIONED TO GREET THE SUNRISE AND IMMERSE YOU IN ITS BEAUTY.

A HAVEN OF TRANQUILITY, DURING THE SUMMER MONTHS, A REFRESHING SEA BREEZE DANCES THROUGH THE AIR, ENVELOPING YOU IN A COOL EMBRACE.









JAPANESE GARDEN LOUNGE





JAPANESE GARDEN OFFICE







# VILLA XANADU GREAT WATERFALL ENTERTAINMENT AREAS

FULLY EQUIPPED, SOUND PROOF  
PRIVATE CLUB, LOCATED  
DOWNSTAIRS FOR YOUR EXCLUSIVE  
ENJOYMENT.

CHALLENGE YOUR SKILLS ON THE  
POOL TABLE OR BILLIARD, BE  
CAPTIVATED BY THE VIBRANT  
ATMOSPHERE; LASERS, LIGHTS,  
SMOKE MACHINE, LARGE SCREEN  
TV, FIREPLACE, ZEN GARDEN, BAR  
WITH KITCHEN

WHEN YOU STEP OUT ONTO THE  
TERRACE, YOU'LL BE GREETED BY A  
MAGNIFICENT 15-METER HIGH  
WATERFALL.











INDULGE IN THE ULTIMATE CINEMATIC EXPERIENCE WITHIN THE DEDICATED CINEMA ROOM. A STATE-OF-THE-ART SOUNDPROOF SYSTEM, EXPANSIVE SCREEN, AND CAREFULLY PLACED SPEAKERS ENSURE THAT EVERY MOVIE NIGHT BECOMES AN IMMERSIVE JOURNEY.





CONVENIENCE AND FUNCTIONALITY TAKE CENTER STAGE. WITH A SPACIOUS AND LUMINOUS INTERIOR PARKING AREA ACCOMMODATING UP TO ELEVEN CARS, A DEDICATED WINE CELLAR, A FULLY EQUIPPED LAUNDRY ROOM, AND A SEPARATE SERVICE AREA.





IN THIS EXTRAORDINARY VILLA, PRIVACY AND EXCLUSIVITY REIGN SUPREME. DESPITE ITS EXPANSIVE DIMENSIONS, THIS HAVEN IS METICULOUSLY DESIGNED TO ENSURE THAT YOUR PRIVACY IS PROTECTED AT ALL TIMES.

WHILE PRIVACY IS PARAMOUNT, THE VILLA ALSO OFFERS MESMERIZING VIEWS OF THE MEDITERRANEAN SEA. IT'S LIKE HAVING YOUR OWN PRIVATE BALCONY, A VANTAGE POINT FROM WHICH YOU CAN GAZE OUT UPON THE WORLD WHILE REMAINING BLISSFULLY HIDDEN FROM VIEW.





# A SMART HOME

Villa Xanadu fusions sophistication and convenience.

Offering a seamless integration of cutting-edge technology into everyday living and a focus on comfort and security, it boasts an array of features that can be effortlessly controlled from the convenience of your phone.

Motion-detecting doors greet you as you approach, opening effortlessly. The same technology extends to the lighting system, where lights automatically illuminate your path.

Home automation and 24-hour security system take center stage, with everything from shades to lights and even the air conditioning working harmoniously to create a comfortable and energy-efficient environment.





SAVOR THE BEAUTY OF THE AZURE SEA STRETCHING OUT BEFORE YOU, RELISHING IN THE SERENITY AND TRANQUILITY IT BRINGS.

THE VISTA OF THE MEDITERRANEAN WILL CAPTIVATE YOUR SENSES AND PROVIDE A SENSE OF UNPARALLELED CONNECTION TO THE WORLD BEYOND.

IN XANADU PRIVACY AND MESMERIZING SEA VIEWS HARMONIOUSLY COEXIST.  
A TRULY EXCEPTIONAL PLEASURE DOME.





CONTACT US

WE WELCOME YOU FOR AN  
UNFORGETTABLE EXPERIENCE  
TAILORED TO YOUR DESIRES.

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WE LOOK FORWARD TO MAKING  
YOUR DREAM HOME A REALITY.

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