



A magnificent 700 sqm house built on a plot of 2,100 sqm with **exceptional panoramic views** of the coast of Barcelona and the natural park.

It is located in **Sant Andreu de Llavaneres**, which is considered one of the best developments in Catalunya. For its exclusivity, security and services (tennis courts, paddle tennis, basketball, soccer, etc).

Just 30 minutes from Barcelona airport, the population has a **great sports marina**, a **golf course** and surrounded by **nature**.

Perfect for lovers of the sea, the forest, and the tranquility and quality of life. All this **without giving up the city of Barcelona** which is just 30 km away.



700 m²



2.100 m²



5



8



SOLD





Villa

Residential area Supermaresme (Llavaneres)



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Magnificent Villa in Llavaneres (Barcelona) c/ Supermaresme 16



Villa

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Villa

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Magnificent Villa in Llavaneres (Barcelona) c/ Supermaresme 16



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SOLD



Villa

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Villa

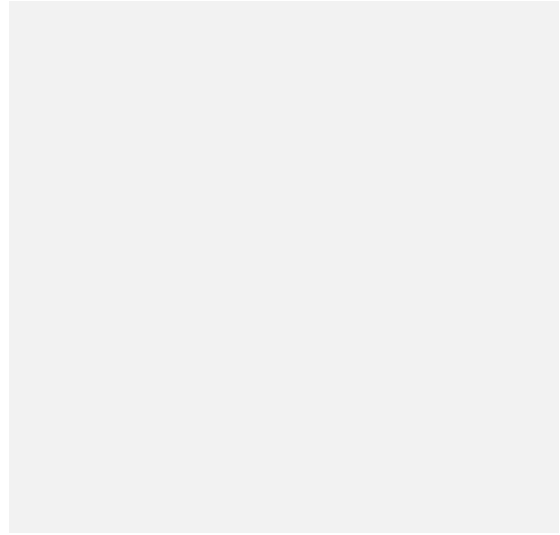
Residential area Supermaresme (Llavaneres)





Villa

Residential area Supermaresme (Llavaneres)





Villa

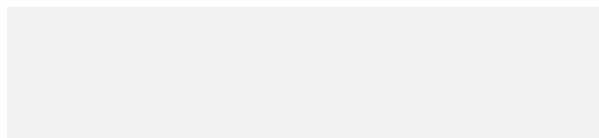
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Villa

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Villa

Residential area Supermaresme (Llavaneres)





specification

General



700 m²



2.100 m²



5



8



SOLD



Features

Ground Floor (440m²)

- § Entry Foyer
- § Spacious living room (2 rooms) with fireplace and porch and garden with relaxation area
- § Main dining room for 20 guests with direct access to terrace and garden, with another table for 10 guests
- § Small dining room for 6 people
- § Fully equipped industrial kitchen
- § Bright Laundry and Ironing Room with access to patio
- § Pool with Salt Water Chlorination
- § Locker rooms with bathroom and shower pool
- § Patio with clotheslines and wide storage lockers
- § Service Apartment (2 bed. + bathroom and kitchen)
- § Parking for 2 cars inside and 10 outside
- § 2 kennels
- § Machine storage pool
- § Workshop / boiler room

Floor 1 (150m²)

- § Master suite with fireplace and access to sun terrace
- § Office-library
- § Full bathroom with shower and tub
- § 2 large closets
- § Over 150m² of loft to store

Floor -1 (110m²)

- § Multipurpose domotic room for films and music
- § Toilet with shower
- § Cellar
- § Storeroom
- § Wide outside access to the garden and waterfall



Kitchen details

- § Industrial Coldrooms
- § Ice machine
- § Cold room and wash
- § 2 pantries
- § Bell diameter 45cm to 1.5 meters, and smoke output



Equipment

- § Softener
- § Diesel oil heating
- § 2 New Boilers Dedietch
- § Recent installation of natural gas outlet

Commuting



Motorway: at 2 Km / C-32



Barcelona airport: at 30 Km



Beaches at 3km: Llavaneres & Caldes d'Estrac



Train: at 3 Km (Llavanere's station)



Coach: at 1'5 Km



location

