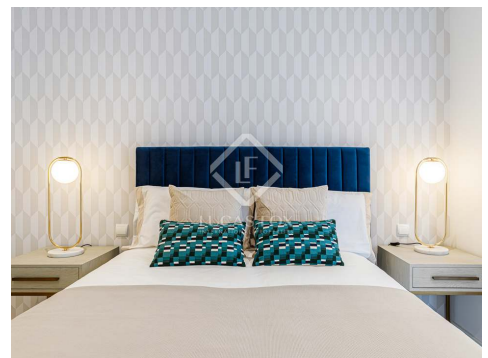


€323,500 Apartment - Sold

## New build 3-bedroom apartment with 43 m<sup>2</sup> garden for sale in Sant Andreu de Llanerres

Spain » Barcelona » Maresme Coast » Sant Andreu de Llanerres » 08392

**3** Bedrooms  
**2** Bathrooms  
**82m<sup>2</sup>** Floorplan  
**43m<sup>2</sup>** Garden



Contact us today for more information or to arrange a viewing

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Bedrooms	Bathrooms	Floorplan	Garden

### OVERVIEW

**Exclusive new build ground floor apartment with 3 bedrooms, a large 43 m<sup>2</sup> garden and excellent communal areas with swimming pool, gym and Gourmet Social Room.**

Els Ametllers is presented as an exclusive development in Sant Andreu de Llaveneres, one of the best areas of the Maresme coastline.

This new development distributed in 2 buildings, full of green areas and with excellent community facilities, is perfect for families who want to enjoy a quiet lifestyle in a most pleasant natural environment.

This spectacular ground floor apartment has spacious rooms, a modern style and two large garden terraces, ideal to enjoy the best days with your loved ones.

This exclusive home is distributed from a wide entrance that leads to the large and bright living room with access to the first terrace-garden of 25.74 m<sup>2</sup>. Back in the hall, we find a spectacular fully equipped separate kitchen with access to the main terrace, a complete bathroom, two double bedrooms and the master bedroom with a private bathroom. All bedrooms benefit from independent access to the 16.97 m<sup>2</sup> garden terrace.

It has 2 parking spaces and a storage room included in the price.

Without a doubt, one of the strengths of this development is the communal areas. Els Ametllers offers a swimming pool, perfect for socializing and cooling off during the hot months, a gym to stay in shape without leaving the premises, a playground for the little ones, a padel tennis court and the Gourmet Social Room, a room to organise gatherings with friends and family.

Likewise, the developer of this residential complex has teamed up with Amazon so that its residents can manage their homes through voice control, such as lighting, and even the reservation of common spaces. This will be possible thanks to the installation of the Smart Home automation system, as well as the installation of smart bulbs and plugs.



[lucasfox.com/go/mat28240](https://lucasfox.com/go/mat28240)

Terrace, Swimming Pool, Garden,  
 Private garage, Gym, Concierge service, Lift,  
 Padel court, Natural light, Parking,  
 Communal terrace, Views,  
 Transport nearby, Storage room, Security,  
 Playroom, New build,  
 Near international schools, Heating,  
 Gourmet lounge, Exterior,  
 Equipped Kitchen, Domotic system,  
 Chill out area, Built-in wardrobes, Alarm,  
 Air conditioning

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It also has a smart mailbox service, so residents can receive packages or mail even when they are not at home.

Els Ametllers has an Energy Rating A, the highest standard of comfort and energy saving with minimal CO2 emissions. Thus, energy efficiency is guaranteed and the environmental footprint is reduced.

Please get in touch with us for more information.

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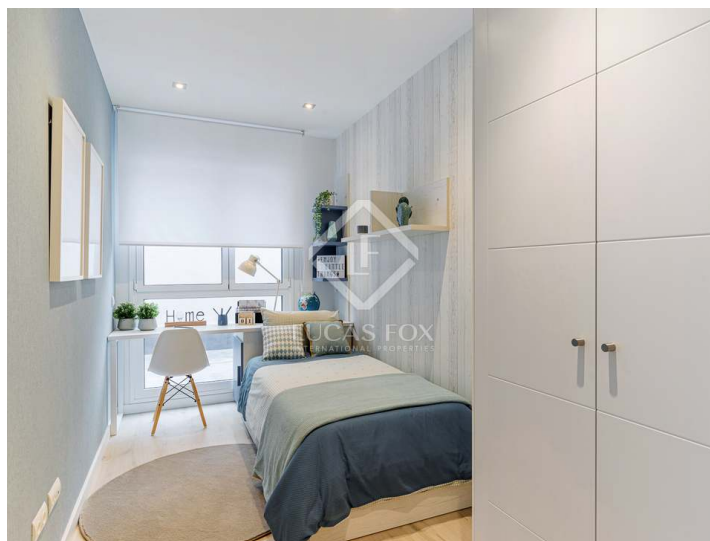
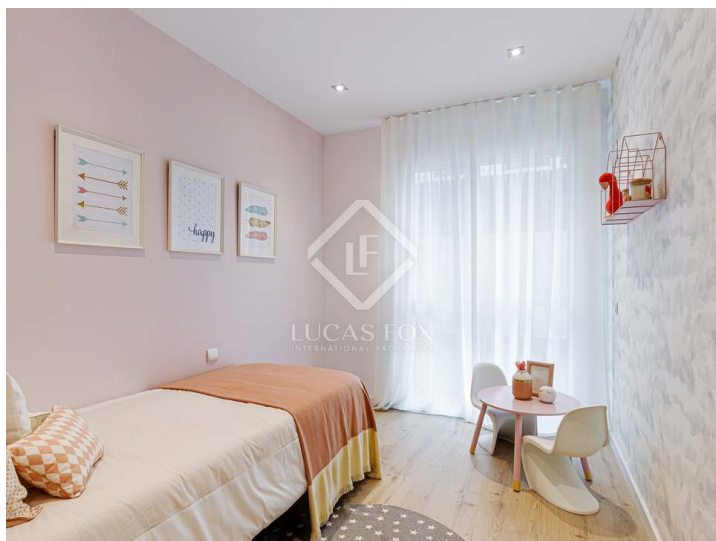
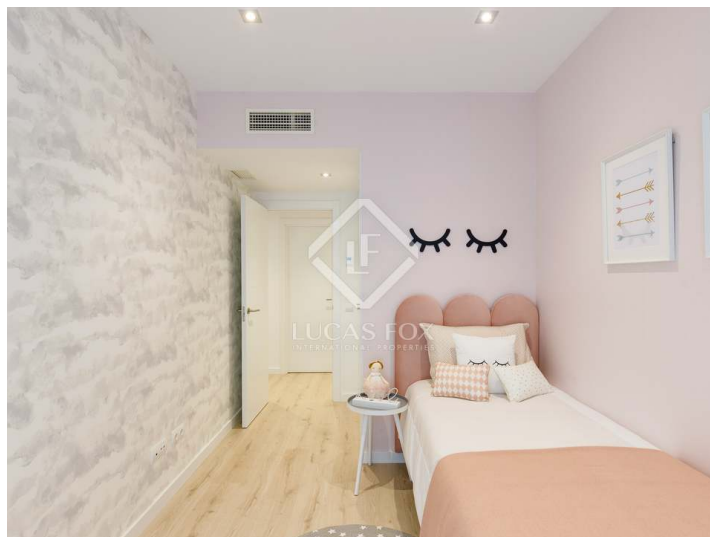
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