

€456,900 Apartment - Sold

## New build 4-bedroom duplex penthouse with a 22 m<sup>2</sup> terrace for sale in Sant Andreu de Llavaneres

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

**4** Bedrooms    **3** Bathrooms    **114m<sup>2</sup>** Floorplan    **22m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 935 952 490 • maresme@lucasfox.com • lucasfox.com • Plaça de l'Ajuntament 7, baixos, Alella, Spain

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### OVERVIEW

**Exclusive new duplex penthouse with 4 bedrooms, 22 m<sup>2</sup> terrace with spectacular views and excellent communal areas with swimming pool, gym and Gourmet Social Room.**

Els Ametllers is presented as an exclusive development in Sant Andreu de Llavaneres, 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 duplex penthouse is characterized by its spacious rooms, its modern style and its large terrace, ideal to enjoy the best days with your loved ones.

The home is distributed as follows:

The third floor consists of an entrance hall, a large, very bright living-dining room, a fully equipped kitchen, a bedroom and a complete bathroom. From the spacious living room, you can go out onto a magnificent 22 m<sup>2</sup> terrace.

The fourth floor consists of a hall that leads to the master bedroom with an en suite bathroom, two double bedrooms and the third complete bathroom.

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.



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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, Barbecue, Alarm, Air conditioning

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Bedrooms	Bathrooms	Floorplan	Terrace

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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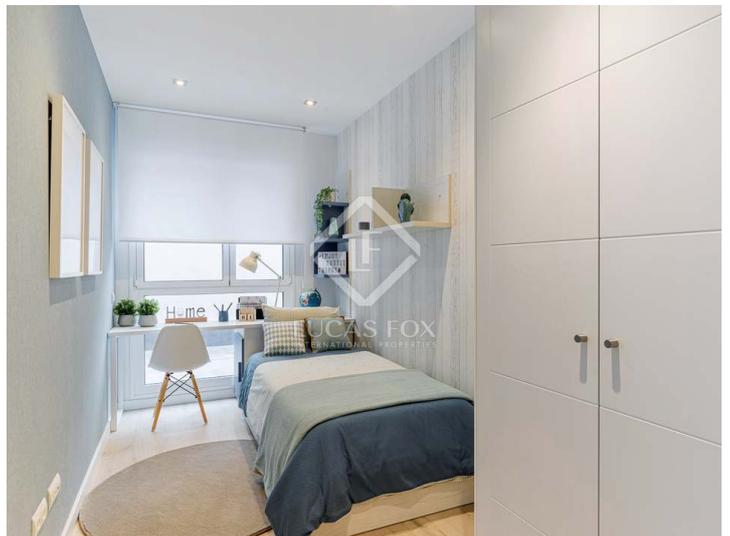
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