

€19,000,000 House / Villa - For sale

## Exclusive house of 4,000 m<sup>2</sup> with a garden of 11,000 m<sup>2</sup> de for sale in Sant Andreu de Lllaneres

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

<b>8</b>	<b>7</b>	<b>4,000m<sup>2</sup></b>	<b>11,000m<sup>2</sup></b>	<b>9,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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

€19,000,000 House / Villa - For sale

## Exclusive house of 4,000 m<sup>2</sup> with a garden of 11,000 m<sup>2</sup> de for sale in Sant Andreu de Llanerres

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

<b>8</b>	<b>7</b>	<b>4,000m<sup>2</sup></b>	<b>11,000m<sup>2</sup></b>	<b>9,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

### OVERVIEW

## Fantastic house of an impressive size, in an excellent location and with the best views of the Maresme coastline.

In Sant Andreu de Llanerres, specifically in Supermaresme, we find this impressive house, located in one of the most exclusive areas of Catalonia and surrounded by golf courses, a nautical port and all kinds of services.

The house sits on a 11,000 m<sup>2</sup> plot with excellent views of the sea and mountains, and all with total privacy. The house has an area of 4,000 m<sup>2</sup> on three floors.

The main floor offers a large 30 m<sup>2</sup> hall that leads us to a majestic terrace, where our guests can enjoy welcome cocktails. From there we go to a 120 m<sup>2</sup> living room, which connects with a 50 m<sup>2</sup> dining room and a 54 m<sup>2</sup> kitchen with a utility room, pantry and two service exits.

From the hall, if we go to the right side of the house, the night area is located there. In the first place we find a 20 m<sup>2</sup> office and a magnificent light well that illuminates all the rooms. Next we have two 30 m<sup>2</sup> suites with private bathroom. If we continue down the corridor, we come to a hall, another separate entrance and, behind a door, a 50 m<sup>2</sup> master suite with dressing room and a large bathroom with bathtub and shower. This room has a large glass square that allows the sun's rays to enter.

If we return to the starting point, we can take the stairs or the elevator to go up to floor +1. This level houses a 28 m<sup>2</sup> large room with a 24 m<sup>2</sup> dressing room that also functions as a panic room (in total three in the whole house). Then we enter a large 40 m<sup>2</sup> master suite with a bathroom with a jacuzzi and spectacular views, as well as a large terrace that will delight the most discerning guests.

On floor -1 we find a large hall, two service bathrooms, a large indoor pool, a massage room, a gym, two saunas (dry and wet) and showers, all with large windows with direct access to the garden. In addition to magnificent views of the sea. If we look at the distributor, to the left there is a large 115 m<sup>2</sup> summer living room and a 45 m<sup>2</sup> kitchen with pantry, all connected to the service area for greater privacy and comfort. This floor is completed by a covered garage for ten vehicles.



[lucasfox.com/go/mat29166](https://lucasfox.com/go/mat29166)

Sea views, Mountain views, Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Gym, Lift, Natural light, High ceilings, Parking, Views, Utility room, Transport nearby, Storage room, Service entrance, Security, Playroom, New build, Near international schools, Interior, Home cinema, Heating, Exterior, Equipped Kitchen, Chill out area, Barbecue, Alarm, Air conditioning

**Contact us today for more information or to arrange a viewing**

+34 935 952 490 • [maresme@lucasfox.com](mailto:maresme@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Plaça de l'Ajuntament 7, baixos, Alella, Spain

€19,000,000 House / Villa - For sale

## Exclusive house of 4,000 m<sup>2</sup> with a garden of 11,000 m<sup>2</sup> de for sale in Sant Andreu de Llanerres

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

<b>8</b>	<b>7</b>	<b>4,000m<sup>2</sup></b>	<b>11,000m<sup>2</sup></b>	<b>9,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

At the entrance to the house we also have a guard booth and a floor for the service, totally independent from the house, although with direct connection to the pantry and kitchen.

It should be noted that the property has underfloor heating, a Freixanet pool, bulthaup kitchens, Daikin air conditioning and an Otis brand lift.

Do not hesitate to contact us for more information.

**Contact us today for more information or to arrange a viewing**

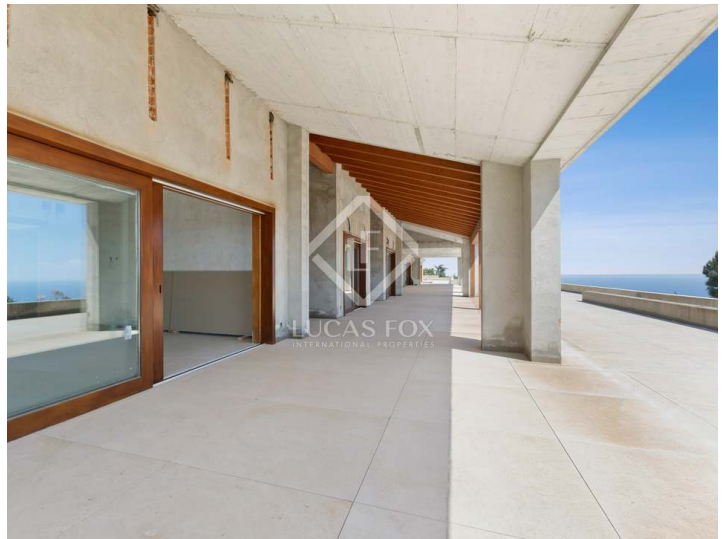
+34 935 952 490 • maresme@lucasfox.com • lucasfox.com • Plaça de l'Ajuntament 7, baixos, Alella, Spain

€19,000,000 House / Villa - For sale

## Exclusive house of 4,000 m<sup>2</sup> with a garden of 11,000 m<sup>2</sup> de for sale in Sant Andreu de Llavanes

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

<b>8</b>	<b>7</b>	<b>4,000m<sup>2</sup></b>	<b>11,000m<sup>2</sup></b>	<b>9,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**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