

€890,000 House / Villa - For sale

## New build villa for sale in Montgat, Barcelona

Spain » Barcelona » Maresme Coast » Montgat » 08390

**4** Bedrooms      **3** Bathrooms



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

## Excellent 4-bedroom villa with garden, terrace and garage for sale in a new development in Montgat, Costa del Maresme.

This new development has an unbeatable location in Pla de Montgat, perfect for those who want to live in a quiet and residential area, near the beaches of the Catalan coast and a few minutes' walk from the prestigious Hamelin school. All of this without giving up excellent communication with the city of Barcelona.

This villa is of excellent quality, with the best finishes and a modern, yet elegant design. In addition, it enjoys excellent views of the sea, thanks to its southern orientation, which also allows a lot of natural light to enter, creating very bright and cosy rooms.

The villa has a plot of approximately 365 m<sup>2</sup>, with a garden where you can build a swimming pool or place a dining table to simply enjoy exquisite dinners with the family throughout the year.

The villa is spread over 4 floors. The lower ground floor houses the garage with capacity for two to four cars, a storage room and the stairs that connect with the main floor.

The main floor coincides with the day area, which has a hall, a beautiful living-dining room, a kitchen, an office or bedroom, the laundry room, a complete guest bathroom, and finally a porch that connects with the garden.

The second floor houses the night area, with a single bedroom, two double bedrooms, a complete bathroom and the master bedroom with its private bathroom and dressing room.

Finally, the upper floor has a study area on the upper floor with access to the terrace with a solarium area and wonderful views of the sea.

Additional features include the oak wood floors and the pre-installation of a lift that will connect all the floors. For greater comfort, it includes Climalit-type double-glazed windows and an air conditioning system with underfloor heating and aérothermal air conditioning. And for greater security an alarm system is already installed.



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Sea views, Garden, Swimming pool, Terrace, Jacuzzi, Private garage, Lift, Natural light, Parking, Air conditioning, Alarm, Built-in wardrobes, Chill out area, Double glazing, Equipped Kitchen, Exterior, Heating, Near international schools, New build, Pet-friendly, Transport nearby, Walk-in wardrobe

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The kitchen is equipped with modular cabinets, Neff or Siemens appliances, as well as ceramic floors. The bathrooms have Roca brand toilets, Tres taps and stoneware floors.

Please contact Lucas Fox for more information about this villa, ideal for families looking for a family-friendly home in which to enjoy both the interior and exterior spaces, such as gardens and terraces with unobstructed views.

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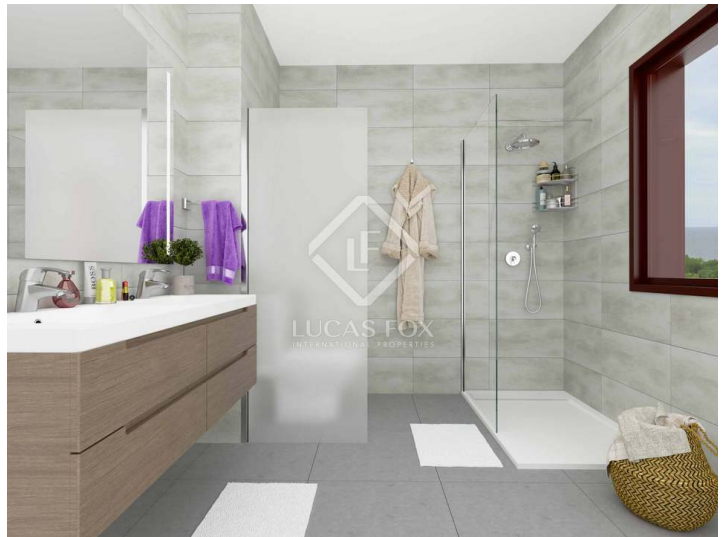
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