

€1,890,000 House / Villa - For sale

New build 4 Bedroom house / villa for sale in Sant Andreu de Llavaneres, Barcelona

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

4 Bedrooms **5** Bathrooms **422m²** Floorplan **2,027m²** Plot size



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

Newly built cubic house with extraordinary sea views for sale in the new development of El Mirador in Llavanes on the north coast of Barcelona.

Lucas Fox presents this new build cubic house of 422 m² distributed over two floors on a plot of 1661 m² in the El Mirador development in Sant Andreu de Llavanes.

The property has a cubic shape made up of an upper volume whose front façade protrudes three meters above the lower volume, in order to take advantage of the structure and have a large porch on the lower floor .

The property is accessed at street level on both floors. Both floors can also be accessed by car. The garden consists of a large covered porch and an infinity pool. The rest of the garden is dedicated to a green area with trees and vegetation native to the area.

On the ground floor, a entrance hall gives us access to the large living-dining room with the open kitchen, with direct access to the porch, the pool and the garden with beautiful views of the Mediterranean Sea. On this floor we have a large bedroom with a private bathroom and dressing room and direct access to the garden, a guest bathroom, a utility room and a beautiful English patio with beautiful vegetation that gives a lot of light to the room.

On the upper floor , we have the night area made up of three bedrooms with each private bathroom. The main bedroom of about 40 m² also has a dressing room. The three bedrooms have access to the terrace with fantastic sea views. A large 50 m² multipurpose room completes this floor. We have direct entrance to the house from this floor from the street and this room could be used as a garage with capacity for 2 cars.

The house is energy efficient with an A rating, aerothermics with underfloor heating, air conditioning with aerothermics air conditioning, rainwater recovery with a 20,000 liter tank and gray water reuse system.

There is the possibility of building a 30 m² annex building to be used as a garage, study or guest apartment.



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Sea views, Garden, Private garage, Natural light, Underfloor heating, Parking, Walk-in wardrobe, Views, Utility room, Panoramic view, Open kitchen, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Barbecue, Alarm, Air conditioning

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