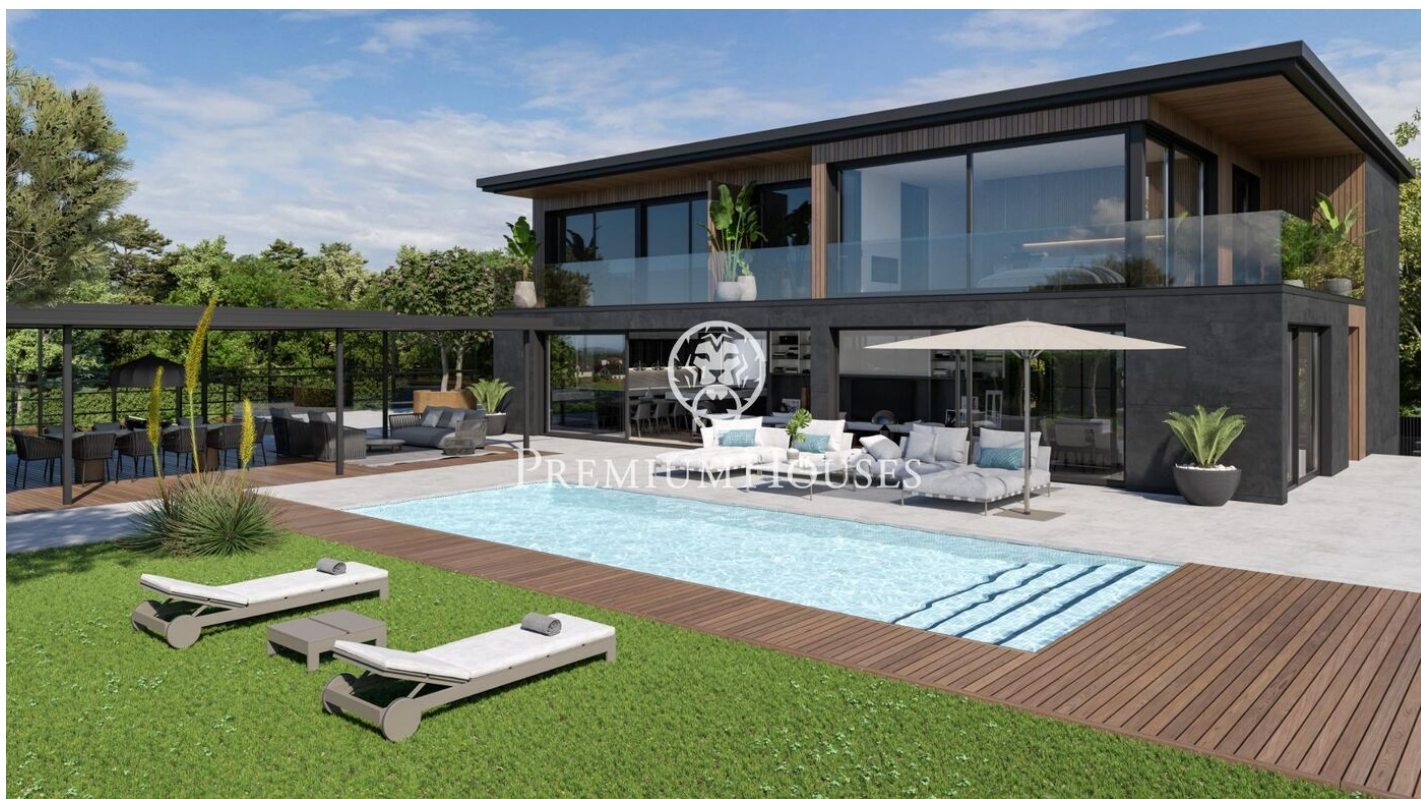


## New construction project in Sant Andreu de Llavaneres

Ref: PH103178



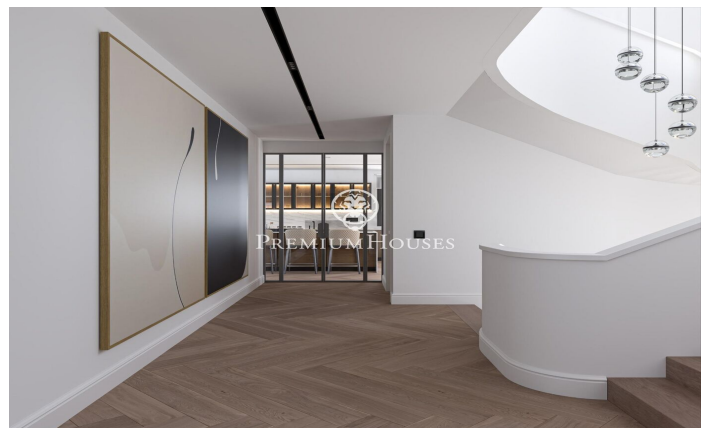
### Sant Andreu de Llavaneres / Maresme/Barcelona Costa Norte

We present this magnificent new construction project, located in Rocaferrera, one of the most exclusive urbanisations in Catalonia. Only 35 km from Barcelona and located between the sea and the mountains, Sant Andreu de Llavaneres enjoys a privileged climate all year round, offering excellent sports facilities such as the golf club, the marina and a wonderful gastronomy. This exclusive setting, with stunning sea views, is complemented by a wooded environment that provides tranquillity, privacy and luxury. The house is designed for use and enjoyment, fulfilling all the comforts you can imagine. The 2100 m<sup>2</sup> plot is home to a 670 m<sup>2</sup> built home, including terraces, garden, swimming pool, paddle tennis court and all with unrivalled sea views. The house consists of three floors: semi-basement, ground floor and upper floor, and includes a living-dining room, kitchen, laundry room, 6 suites with their 6 complete bathrooms, 2 toilets, games room and cinema, wine cellar, gymnasium, sauna and indoor swimming pool, as well as a large garage, garden and outdoor swimming pool. The exceptional qualities of first level in taps, kitchen, pavement, Italian design that accentuates or highlights each piece in each of its rooms stand out. A dream house where you can enjoy wonderful moments wit...

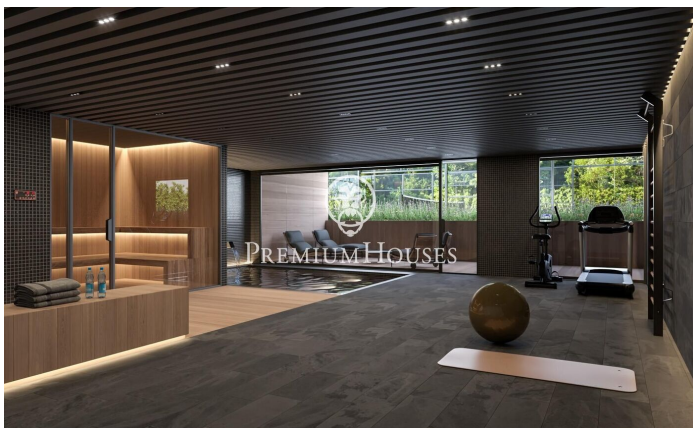
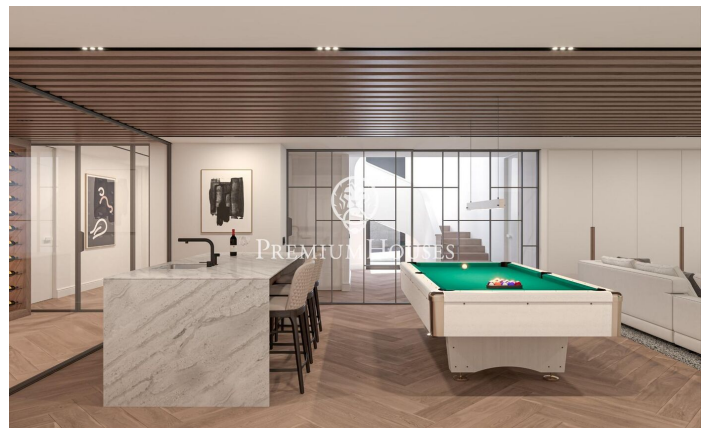
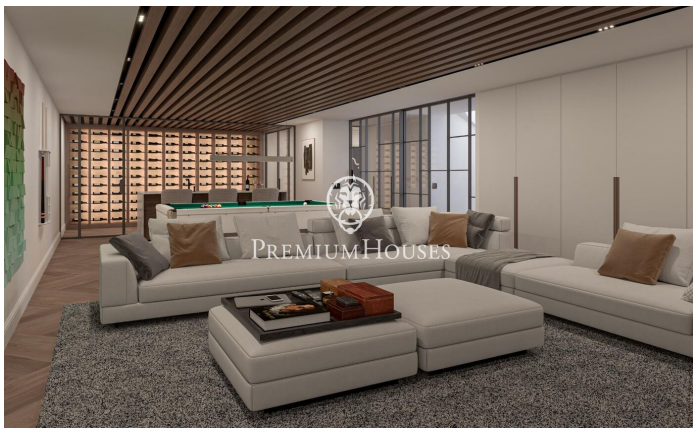
**€5,800,000**

670 m<sup>2</sup>  
6 Bedrooms  
6 Bathrooms  
2,100 m<sup>2</sup> plot  
Pool  
A/C  
Heating  
Sea views  
Storage  
Lift  
Furnished  
Phone  
Fireplace  
Security  
Gym  
Terrace  
Balcony  
Built in closets









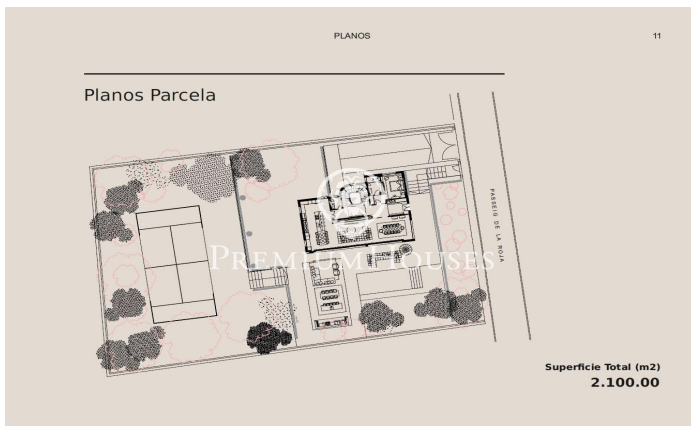
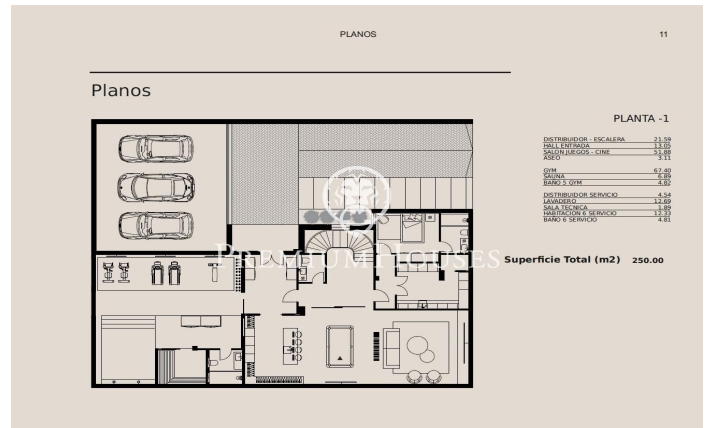
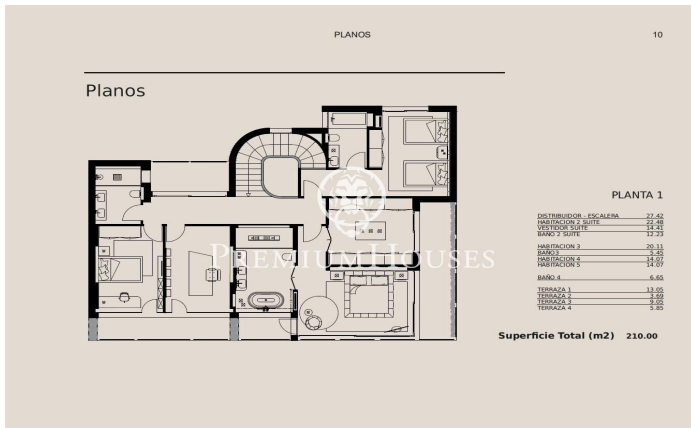
PLANOS 09

Planos

PLANTA 0

RECORRIDOR	11,49
BANITINOS I, BUITADOS	11,41
BANIO I BAITADOS	10,21
HALL I ESCALERA	18,21
SALA	1,18
SALON, COMEDOR	33,81
COCINA	20,10

Superficie Total (m2) 210,00



**Barcelona Coast, the best place to live**  
Over 2,500 hours of sun per year

**48 Towns and villages to live seafront**