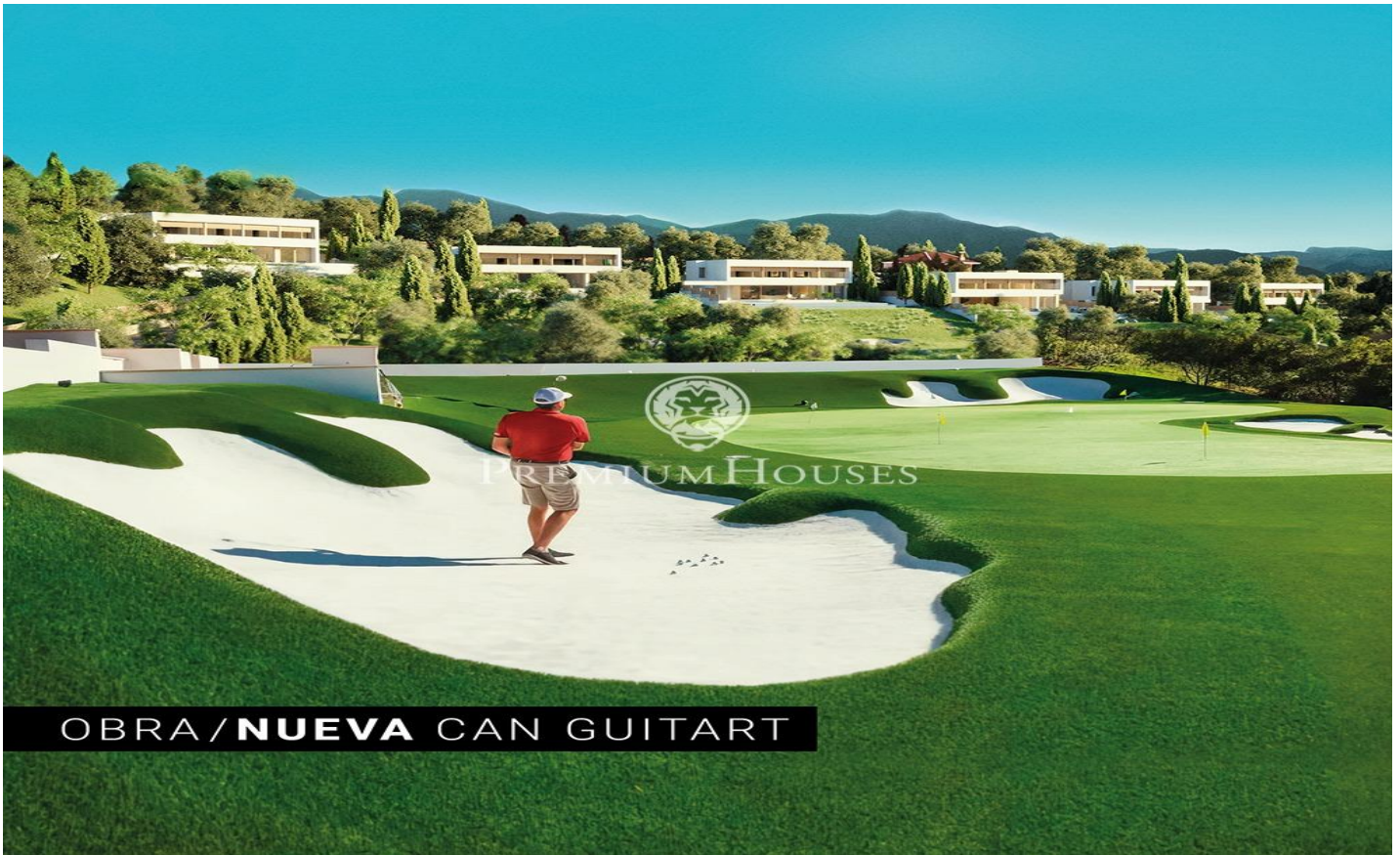


Exclusive new build houses with frontal sea views

Ref: PH102980



**OBRA / NUEVA CAN GUITART**

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

We present the most exclusive private residential complex with sea views in Sant Andreu de Llavaneres. Luxury and discretion define it. Discover the only luxury residential complex located in a private gated community, with stunning sea views. Located just five minutes from the charming village of Sant Andreu de Llavaneres, these properties are the perfect retreat for those seeking tranquillity and elegance. Sant Andreu de Llavaneres is a privileged town, famous for its microclimate that makes it a perfect place to enjoy the sun all year round. Here you will find first-class golf courses, the exclusive El Balis yacht harbour, as well as tennis and paddle tennis clubs to satisfy the most demanding. In addition, its varied gastronomic offer will allow you to enjoy a unique culinary experience. And best of all, you are only 30 minutes away from Barcelona, where you can enjoy its rich cultural and gastronomic offer. Don't miss the opportunity to live in a place where luxury and nature meet! With a total surface area of 19.810m<sup>2</sup>, this residential complex of 6 single-family houses, each with a private garden and spectacular sea views. On entering the complex, we are greeted by a pleasant stroll through magnificent trees and low maintenance Mediterranean vegetation that leads direct...

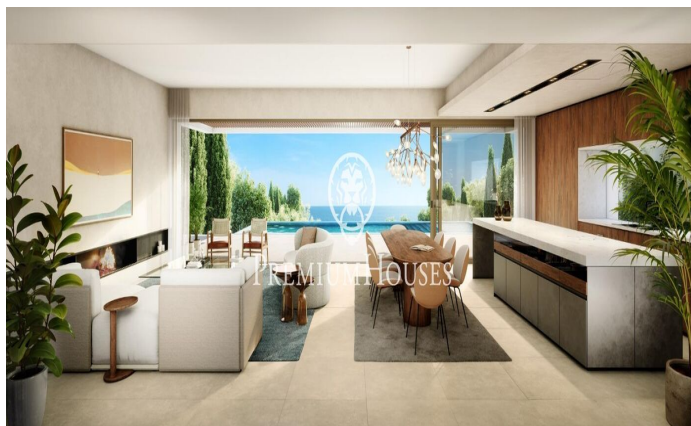
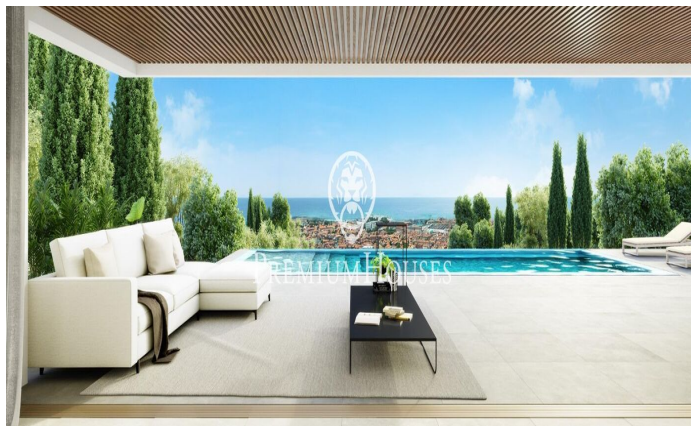
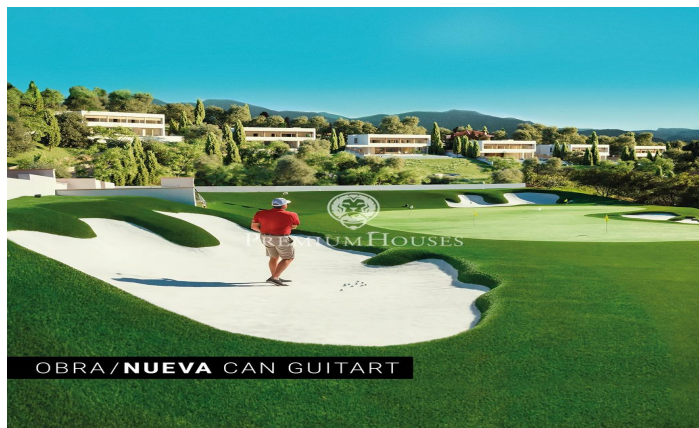
**2.500.000 €**

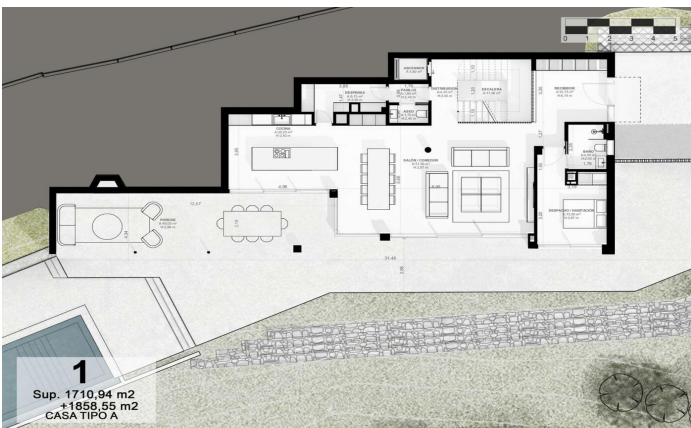
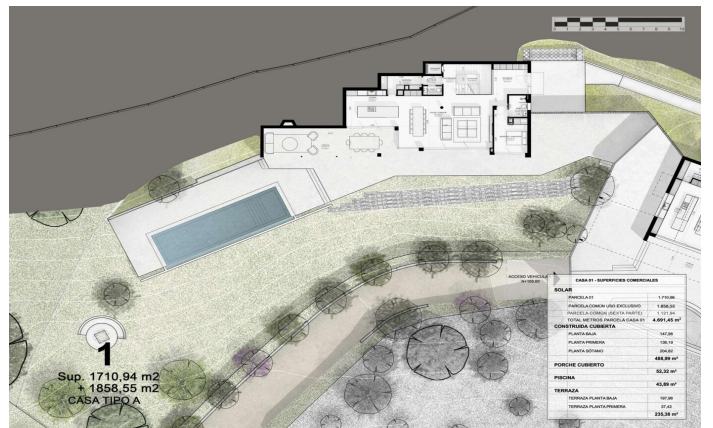
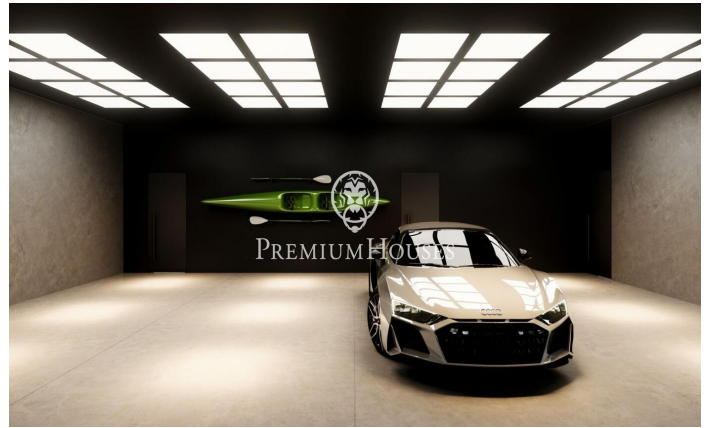
- 589 m<sup>2</sup>
- 5 ????????
- 5 ??????? ????????
- 4,175 m<sup>2</sup> ??????????
- ?????????
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**PREMIUMHOUSES**  
Excellence in Real Estate

Avda. Maresme, 143 Mataró  
Tel: +34 93 798 88 99





**SUPERFICIES - ZONAS COMUNES CON GUSTART**  
 SIN SEREN NIEN COMBADO A CASA TIPO A

FINCA DE USO AGRARIO	208,47 m <sup>2</sup>
FINCA DE ACCESO	4.137,85 m <sup>2</sup>
<b>TOTAL</b>	<b>4.346,32 m<sup>2</sup></b>

**ANEXO A LAS VIVIENDAS**

ACCESO SOCIO PRIVADO	10,00 m <sup>2</sup>
PISTA DE PUELO	10,00 m <sup>2</sup>
APARCAMIENTO DE COBERTA	10,00 m <sup>2</sup>
ZONA DE HUERTOS INDIVIDUALES	10,00 m <sup>2</sup>
ANEXO DE FINCALES Y ZONAS DE HUERTO	10,00 m <sup>2</sup>

**CASA II - SUPERFICIES COMUNICABLES**

SOLAR	17.110,94 m <sup>2</sup>
FINCALES	1.710,94 m <sup>2</sup>
FINCALES COMUNICABLES	1.710,94 m <sup>2</sup>
FINCALES COMUNICABLES (CASA TIPO A)	1.710,94 m <sup>2</sup>
<b>TOTAL SUPERFICIE COMUNICABLES</b>	<b>18.542,76 m<sup>2</sup></b>

**CONTENIDO COMUNICABLES**

PLANTA PRINCIPAL	108,12 m <sup>2</sup>
PLANTA COMUNICABLES	108,12 m <sup>2</sup>
<b>PORCHE COBERTO</b>	<b>488,88 m<sup>2</sup></b>
<b>FINCA</b>	<b>85,32 m<sup>2</sup></b>
<b>TERRAZA</b>	<b>488,88 m<sup>2</sup></b>
TERRAZA PLANTA PRINCIPAL	108,12 m <sup>2</sup>
TERRAZA PLANTA COMUNICABLES	108,12 m <sup>2</sup>

**7**  
Sup. 6731,65 m<sup>2</sup>  
ZONAS COMUNES

**1**  
Sup. 1710,94 m<sup>2</sup>  
+ 1858,55 m<sup>2</sup>  
CASA TIPO A

**1**  
Sup. 1710,94 m<sup>2</sup>  
+ 1858,55 m<sup>2</sup>  
CASA TIPO A

**1**  
Sup. 1710,94 m<sup>2</sup>  
+ 1858,55 m<sup>2</sup>  
CASA TIPO A

