



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## Spectacular duplex for temporary rental in Sant Andreu de Llavaneres



## general:

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<b>object number external:</b>	KBMN248	<b>Date:</b>	16.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	rent/lease
<b>property:</b>	flat	<b>construction year:</b>	2000
<b>place:</b>	08392 Sant Andreu de Llavaneres	<b>living space:</b>	149,00 m <sup>2</sup>
<b>Total space:</b>	164,00 m <sup>2</sup>	<b>floor:</b>	2
<b>Number of Rooms:</b>	3,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	2,0	<b>number of parking spaces:</b>	3,0
<b>Condition:</b>	part / full renovated		

## prices:

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<b>net rent:</b>	2.450,00 €	:	0,00 €
<b>rent per m<sup>2</sup>:</b>	16,44 €		

## energy certificate:

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<b>expiry date:</b>	2034-07-01	<b>age group:</b>	2014
<b>value class:</b>	E	<b>beaconing:</b>	gas
<b>primary energy sources:</b>	ERDGAS_LEICHT		

## contact person:

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<b>company:</b>	Indisi Group S.L.	<b>name:</b>	Angela Navas
<b>street:</b>	Port Balis 3	<b>place:</b>	08392 Sant Andreu de Llavaneres
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## Infrastructure:

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## Description:

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Spectacular duplex for temporary rental in Sant Andreu de Llavanes.

This spectacular duplex located in one of the best residential areas of Maresme, Sant Andreu de Llavanes. From where you can enjoy a community with two swimming pools and a beautiful garden.

The duplex is distributed with a large living room, kitchen with laundry room, two double bedrooms with fitted closets and access to balcony.

Attic with bathroom and access to a terrace with great views of the landscape.

Parking for three cars.

Equipped with PVC double glazed windows, air conditioning, natural gas heating, fiber optics.

Available from 01 October 2024! Contact us for more information.

## Location:

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Llavaneres, is a town and municipality 36 km northeast of Barcelona (Catalonia), near the Mediterranean coast. It belongs to the Maresme region. Llavaneres is between the sea, located in the east and the Natural Park of Montnegre and the Corredor, in the west. The town has good communications with Barcelona thanks to the Renfe commuter train line 1, as well as the C-32 freeway and the N-II road. With international schools such as ISCAT in Canet de Mar and HAMELIN in Montgat.

## images

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Piscina y jardín comunitario





Salón





Balcón salida desde salón



Vistas desde balcón



Cocina Office



Habitación doble 1



Baño



Habitación doble 2



Escalera subida attillo



Altillo



Baño altillo



Terraza salida desde altillo



Vistas desde terraza altillo



Parking 3 coches

