

## Bioclimatic house at the architectural forefront in St. Louis. St. Andreu de Llavaneres BCN

**Ubicación:** ,



2.915m<sup>2</sup> land / 675m<sup>2</sup> built / 6 suites / 6 bathrooms / 8 parking spaces

We are proud to present this exceptional project to be completed in the second quarter of 2025, free of magnetic fields and radon gas, which can pose health risks. This home is equipped with advanced air recirculation systems. It also features Neolith facades and low-salinity pool systems. The ambitious garden design will promote the planting of native trees such as carob, oak, holm oak and ash, and all pines, an invasive and foreign species, will be cut down.

Situated in the prestigious Bell-Aire area of Sant Andreu de Llavaneres, this residence is strategically located just 1.5 km from the coast, adjacent to Port Balís, 600 meters from the Llavaneres Golf Club and only 500 m. from the town center. Only 36 km from BCN, 53 km from BCN airport, 56 km from Girona airport and 42 km from the Costa Brava.

- Basement floor (155.72 m<sup>2</sup> usable) - Parking / storage / utility room This floor has ample parking for five vehicles, a utility room for the house and pool, and a spacious storage room. The house is accessed directly via a large circular staircase and elevator.

- Ground floor (265.34 m<sup>2</sup>(usable) - Living/dining room / Kitchen with dining area / TV room / Toilet / Service room / Service bathroom / Laundry room / Elevator / Office.

The first floor is organized around a large central reception area, a spacious kitchen and service area. To the south, the house steps into the grounds housing the living area and TV room. The porches connected to

these living spaces allow for a harmonious integration between the interior and exterior.

- Pool Pavilion (29.04 m<sup>2</sup> usable) - Living-Room / Bathroom / Spa.

This area probably represents the most unique zone of the first floor. It is a second significant incursion into the grounds, housing the most private section of the home: the pool pavilion, which includes a spacious room with a dressing room and a full bathroom equipped with a small spa. The peculiar shape of the pavilion embraces the pool area, providing protection from the north wind and the views of the neighbors.

- First floor (142.56 sqm usable area) - Game room / Master suite / Master suite dressing room / Master bath with spa / Secondary suite / Bath suite / Bedroom 1 / Bedroom 2 / Bath 1 / Asc.

The second floor is intended for the night area. Its crescent shape serves as a counterpoint to the pool pavilion wing on the lower floor. This peculiar shape allows all the rooms on this floor to fan out, offering exceptional views of the coast in this unique corner of the Maresme. The distribution of the floor is organized from the access area, with a circular staircase and an elevator, with a games room in front of the vertical circulation area. On the east side is the master suite, while on the west side is located another suite and two double rooms sharing a large bathroom.

Sant Andreu de Llavanes, a coastal town, invites you to visit its marina and its wide gastronomic offer, admire the modernist architecture, participate in traditional festivals and sailing sports. Once a place of retreat for the Catalan bourgeoisie, today it is a summer resort. Beyond the beaches, the Balís marina, the golf club and the town center, Llavanes offers pine and oak forests leading to the Puig de Montalt.