PremiumHouses
Excellence in Real Estate

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

Residential development in the centre of Sant Andreu de Llavaneres

Ref: PH103729



Sant Andreu de Llavaneres / Maresme/Barcelona Costa Norte

We present a historic property located in a strategic and central area of Sant Andreu de Llavaneres, which represents an excellent real estate investment opportunity. The property has a defined building project that fully complies with current urban planning regulations, as certified by the town planning certificate issued by the Town Council. The resulting buildable area allows for the development of a residential complex consisting of a commercial premises on the ground floor and seven dwellings, strictly respecting the maximum density authorised for the plot. Project parameters The project proposes a rational, functional and efficient layout for the building: • Ground floor: commercial premises and two dwellings, one of which is a duplex. • First floor: three dwellings, including the upper floor of the duplex. • Second floor: two additional dwellings. The building is organised around a central vertical communication core, equipped with a lift and communal staircase, ensuring optimal accessibility and functionality for all units. The main entrance is located in the centre of the main façade, while the vehicle access to the private car park —with capacity for eleven spaces— is located on the right-hand side of the property, with direct access from the ground floor...

€2,200,000

1,847 m²
7 Bedrooms
7 Bathrooms
2,135 m² plot

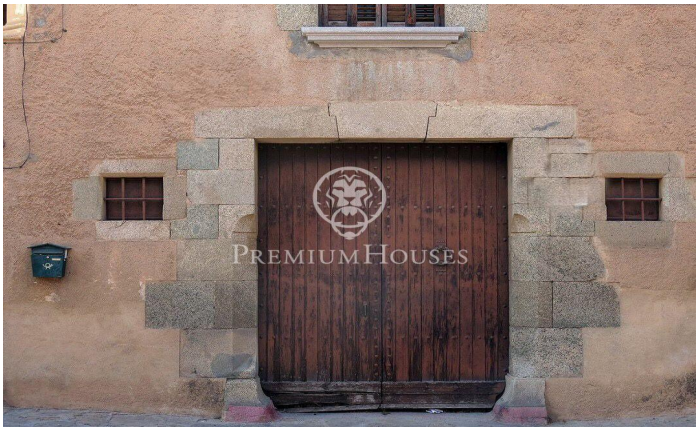
Avda. Maresme, 143 Mataró
Tel: +34 93 798 88 99



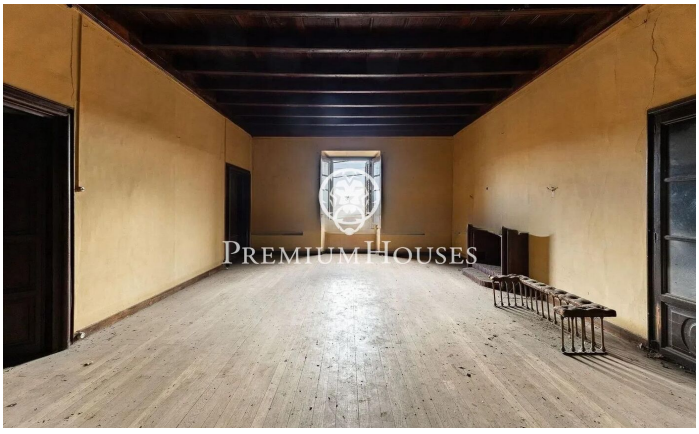


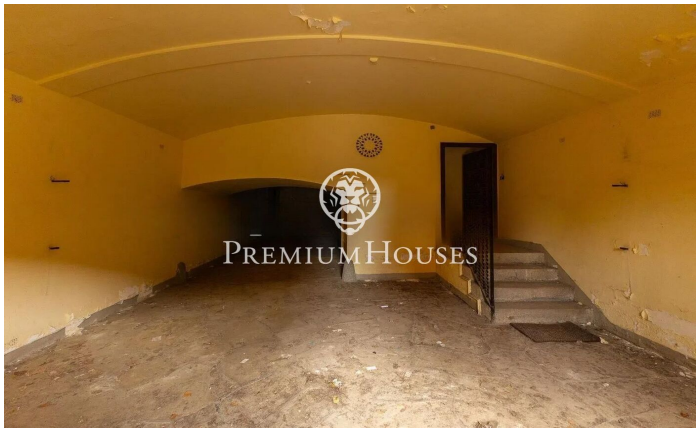












Avda. Maresme, 143 Mataró
Tel: +34 93 798 88 99









Contact us for more information or to arrange a viewing

Tel: +34 93 798 88 99 info@premiumhouses.com www.premiumhouses.es