



HOUSE FOR SALE IN SANT JUST DESVERN

Mas Lluí / Sant Just Desvern

Price	€1,200,000	✓ Pool	✓ Air conditioning
Sur. built	321 m ²	✓ Heating	✓ Views
Sur. util	157 m ²	✓ Backyard	✓ Furnished
Bedrooms	4	✓ Parking	✓ Terrace
Bathrooms	3	✓ Balcony	✓ Built in closets
Energy classification	A		
Energy performance index	16.00 kw h/m ² year		
Emissions rating	A		
Emissions	2.00 co/m ² year		
Year of construction	2019		



Mas Lluí / Sant Just Desvern

Magnificent house for sale in Sant Just Desvern, totally exterior, recently built (year 2019) located in one of the best residential areas called Mas Lluí Residencial, surrounded by parks, garden areas, a multitude of services, shops and with excellent communications to access Barcelona, which is only 6 kms. from the house.

This property has many amenities both for its excellent high-end finishes and for the great luminosity that it offers in all its rooms, in addition to having private gardens, terraces, maximum privacy, a magnificent pool with gardens and a children's area, direct access to the spacious private parking (57 m²).

It is important to highlight the A energy rating that the house has, obtaining a lower, more effective and sustainable energy consumption, as well as highlighting the high-quality acoustic-thermal enclosures, providing the entire house with great soundproofing and great effectiveness of both heating and of the air conditioning.

The total area is 226 m² built, distributed over 3 floors plus the basement where the very large 57 m² private parking is located, which has a play area with natural light.

When accessing the property from the street we find a private terrace with an area of 22m² to later access the house where we will find the hall from where we can access the beautiful kitchen (with access to a private terrace) fully equipped with osmosis system and softener.

On the same floor we have a bathroom with a shower, a distributor where the staircase is located and a large independent living-dining room with access to another exceptional terrace with an area of 33 m² from which you can access the quiet community area in which it is located. the fantastic pool, garden areas, playground.

Going up the stairs we access the first floor where we will find the night area made up of 4 double bedrooms, one of them en suite with a full bathroom and with access to an 8 m² terrace with unobstructed views, as well as a third full bathroom. On the second floor we can enjoy two splendid terraces (32m² and 30m² respectively) with different orientations.

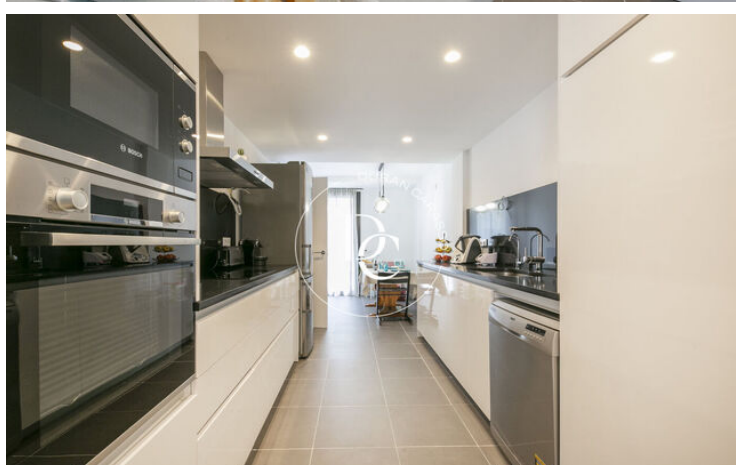
From this area you will be able to enjoy unobstructed views of the mountains and maximum tranquility and privacy.

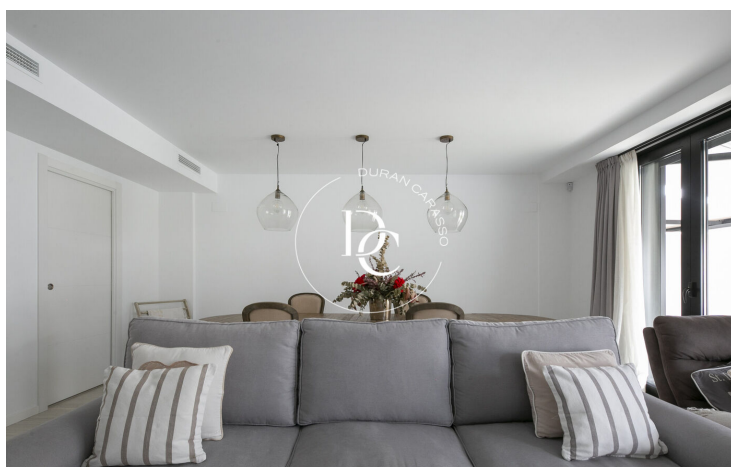
From the same access stairs to the different floors we can access the extraordinary 57m² private parking (with capacity for 2-3 cars and motorcycles), as well as having a games room with natural light. If you need another parking space, it can be purchased optionally.

All the finishes are of the highest quality, from the enclosures and windows, with maximum sound and temperature insulation, the floors are all underfloor heating (both in heating mode and in cold mode), last generation awnings on the terrace, etc.

Given the layout of the house, it is possible to install an elevator if necessary.

This house is an excellent opportunity in an exclusive area.





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