



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

# Newly built house with sea and mountain views



## general:

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<b>object number external:</b>	KBMN127	<b>as from:</b>	07.05.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2024
<b>street:</b>	Can Pau Valls 12-14	<b>place:</b>	08329 Teià
<b>living space:</b>	287,51 m <sup>2</sup>	<b>Floor space:</b>	287,51 m <sup>2</sup>
<b>Number of Rooms:</b>	6,0	<b>Number of bedrooms:</b>	4,0
<b>Number of bathrooms:</b>	2,0	<b>Number of sep. bathrooms:</b>	1,0
<b>number of parking spaces:</b>	2,0	<b>Condition:</b>	first time use

## prices:

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<b>parking garage:</b>	0,00 €	<b>underground parking space:</b>	0,00 €
<b>purchase price:</b>	836.000,00 €		

## energy certificate:

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**beaconing:** gas, solar

## 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
<b>phone:</b>	+34 931 591 558	<b>Email:</b>	angela.navas@kensington-international.com
<b>www:</b>	www.kensington-maresme.com		

## Infrastructure:

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## Description:

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Newly built house in Teià, just 20 minutes from Barcelona, with sea and mountain views. This three-storey property, together with four bedrooms, a cellar and an office, is part of an exclusive development with its own communal garden and swimming pool.

In the basement, there is shared access to the private garages, a wine cellar and the staircase leading to the first floor. Here, there is a hall-distributor connected to the main staircase, a spacious living-dining room, a fully equipped kitchen with office space and laundry room, as well as a bathroom adapted for comfort.

On the first floor, there are four double bedrooms, one of them with private bathroom and its own balcony, as well as another bathroom.

The studio floor offers a versatile space with a sloping roof and a sunny outdoor terrace, ideal for customizing according to individual preferences.

The project also includes technical solutions to improve the building's energy efficiency, which represents a reduction in CO2 emissions and a significant decrease in energy demand for heating, cooling and domestic hot water.

With a strategic location, the development guarantees an excellent connection to Barcelona via fast roads for private vehicles and the Cercanías public train service, with El Masnou station just a few minutes' drive away, as well as regular buses, offering residents convenient and accessible mobility.

## images

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