



ESTATE
BARCELONA

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Calle Puigsacalm 2, Loc 3
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Plot Nº18166 San Andreu de Llavaneres

PRICE

600 000 €

LAND AREA

2041M2

Exclusive Plot with Sea View in Rocafrerra – Sant Andreu de Llavaneres

We present this exceptional plot located in Rocafrerra, one of the most distinguished residential areas of the Maresme. Surrounded by luxury homes and with spectacular sea views, this property offers a perfect combination of privacy, prestige, and proximity to all essential services.

Key Details:

- Buildable area: 0.25 m²/m²
- Maximum permitted height: 6.7 meters
- Minimum construction distances: 8 meters from the





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street, 5 meters from neighbors

- Services at the plot: water, electricity, and gas connections

Unbeatable Location:

- Just minutes from the center of Sant Andreu de Llanerres
- Just 5 minutes from Caldes d'Estrac beach and the Port Balís marina
- Very close to the Llanerres Golf Club
- Just a 30-minute drive from Barcelona via the C-31

A unique opportunity to build your ideal home in a well-established, peaceful, and natural residential setting, with sea views that make it a truly special place.