COSTA MARESME VACANCES



Ref: 095-MC BAIX BALIS

SANT ANDREU DE LLAVANERES

HUTB-031542-78

DESCRIPTION

TAKE THIS OPPORTUNITY WANT TO ENJOY A FEW DAYS IN FRONT OF THE BEACH? WANT TO DISCOVER BARCELONA TOO? The beautiful BAIX BALIS apartment in front of the beach and Port Balís has everything you need to enjoy a quiet stay Explorer Barcelona up close and, at the same time, to avoid the crowded atmosphere of the city letting itself be captivated by the Maresme, its villages, its culture, the beaches, the mountains ... THE APARTMENT BAIX BALIS It is the ground floor in a residential complex with a fantastic swimming pool and natural lawn area, very well maintained. The apartment is very bright and nice. It has a large terrace that invites you to stay. This apartment has 4 double rooms. Bedroom 1: with 1 double bed Bedroom 2: with 1 double bed Bedroom 3: with 1 single bed (convertible into a double bed) Room 4: with bunk beds There are 2 bathrooms with a shower each one. The kitchen is fully equipped, with a dining area with a table and chairs. Next to the kitchen, we find the laundry room with a washing machine and cleaning utensils, from the laundry room we access a first terrace, where you can hang your clothes, sunbathe or read a book. The living room is spacious, where natural light covers the entire room thanks to its glass doors that give access to the large main terrace.**Fireplace not available The main terrace is very spacious, with awnings to protect yourself from the sun and have more privacy. On the terrace, there are two armchairs and a large table and chairs for lunch or dinner while enjoying the views. From the terrace, there is one direct access to the large communal garden with the pool, very practical especially for families with children. The community pool has a children's area with very little depth. This apartment has parking for 2 small cars (one after the other) or 1 large car.Please, it is very important not to exceed the limit set for parking so that neighbours can make the necessary manoeuvres. SERVICE AND COMMON AREAS BAIX BALIS is exclusive to its guests. PARKING It is private and shared with residents.- Please, we ask our guests to be respectful of the boundary



painted on the floor corresponding to the space of the parking. COMMUNITY ACCESS The main door gives access to the entire community area, which is shared with 3 blocks of neighbours. BUILDING ENTRANCE The entrance to the BAIX BALIS block is shared with the residents, we hope they are respectful. TERRACE The terrace of the BAIX BALIS apartment is private and has its own access to the communal garden. It is not shared, but we must respect the rest hours of our neighbours. - It is not allowed to speak loudly, or music, or other noisy activities, from 9 p.m. to 9 a.m. SHARED SWIMMING POOL The facilities are shared with regular residents of the neighbourhood community.The rules of access, clothing and hours of use of the pool must be respected. For example, it is mandatory to take a shower before bathing in the pool. THE GARDEN These are shared with regular residents of the neighbourhood community. The garden areas must be respected.There is a fenced area with a football pitch and swings. INCLUDED SERVICES- Bed linen, bath towels, shampoo, gel, initial kitchen kit.- Check-in from 16:00 to 20:00.Guests should contact us in advance to inform us of their expected arrival time to arrange their welcome with us!We always try to accommodate, but in the high season, it will depend on availability. OPTIONAL SERVICES (not included in the price and subject to availability) - Beach towels: 3,00 €/each - Travel cot: 15,00 €. - High chair: 5,00 €. - Additional cleaning, minimum 4h: 80,00 €** This price may vary according to season - Late check-in supplementPrice: € 50.00 from 8 p.m. to midnightPrice: € 100.00 from 12:01 am to 2:00 am- Sunday rateYou can request to start your booking on a Sunday, but it is subject to availability.Please note that it increases the rental price.Price: € 100,00 COMPULSORY NOT INCLUDED- Deposit- Tourist tax on stays at tourist establishments in Catalonia. Law 5/12 APPROVED on March 20, 2012(1 euros per person per night, with a maximum of 7 nights and only for guests aged 16 or older). Do not hesitate to contact us to request information! INTERACTION WITH GUESTS We give independence to our guests, but we are available if they need us.We like to be able to meet our guests and offer them recommendations. WELCOME HOURS AND KEY DELIVERY4 pm to 8 pmWe always need to arrange our meeting in advance in the accommodation.In high season, the arrival time must be notified as in advance as possible.On dates such as F1, MotoGP and Saturdays in July and August, many arrivals usually coincide. WELCOME AND DELIVERY OF KEYS OUTSIDE THE USUAL HOURSBefore 4 p.m. Depending on availability.21:01 to 00:00 Price: € 50.0000:01 to 02:00 Price: € 100.00No key delivery outside of these hours. - Sunday RateYou can request to start your booking on a Sunday, but it is subject to availability.Please note that it increases the rental price.Price: € 100.00 DURING THE WELCOME AND DELIVERY OF KEYS - Explanation of the rules, considerations and instructions for the house, along with recommendations for enjoying the surroundings. - Explanations for check-out. (Departure). - City tax: must be paid upon arrival in cash or by credit card.Cost of tourist tax: € 1 per person and every night, maximum 7 nights and only people over 16 years old- Deposit: will be made upon arrival through credit card pre-authorization.- Signature of the house rules.- Signature of the temporary tourist rental contract. OTHER HIGHLIGHTS "OUR DESTINY DEPENDS ON YOUR RESPONSIBILITY": Please, check that you can comply with the house rules before making a reservation. For us, it is essential to respect the tranquillity of the residential area where the house is located. Thank you in advance for your understanding! HOUSE RULES - It is not available to groups under 25 years old. - The rental contract for the property for tourist season will be accepted upon reservation and signed before the closing ceremony. - Acceptance of the deposit. This will be done upon arrival by pre-authorization with a credit card. - All persons making the reservation must identify themselves by showing their identity card. They will be requested before and during the welcome. - During your stay, minors must always be supervised by an adult, they are the sole responsibility of their parents/guardians. - It is also necessary to remove the garbage periodically to avoid odors and brutality. There are containers in the street, very close to the house. - Between all of us we have to respect and preserve the resources we have, if you please, avoid waste and negligent use of resources. Waste, abusive consumption, or negligent use of electricity, water, and gas is not included and can be deducted from the deposit. IT'S NOT ALLOWED - Host or invite more people than those registered on the reservation form. - Perform noisy activities (music, loud conversations...) from 21:00 and before 09:00 in the morning.It is very important to respect the rest of our neighbours. - Organize events, parties, and bachelor parties, as well as any inappropriate behaviour. - Use bath towels for the beach or pool. The return of these in poor condition will incur an additional cost. We have a service to rent pool/beach towels. - Guests are not allowed to smoke inside the house; if they wish, they can smoke in the exterior spaces of the property.In this case, use ashtrays and respect the garden areas, terraces, and/or balconies. - Electric vehicles cannot be charged using the house power - Groups of students are not allowed. - No pets allowed IN CASE OF BREACH OF ANY OF THE RULES, THE HOUSE MUST BE LEFT We are very strict with the rules because the houses we help manage are not located in tourist areas. Properties are in the urbanizations very quiet and we want (we need) to preserve the coexistence between visitors and residents. We hope that if you wish to book BAIX BALIS, you will commit to maintaining a responsible and rational consumption of scarce natural resources. GENERAL DESCRIPTION OF THE NEIGHBORHOOD The Maresme is a

region to fall in love with! On one side Barcelona and on the other the Costa Brava within driving distance! Within 12 minutes walk, there is a good supermarket and a sports centre with paddle courts, swimming pools, gym, fitness room, spa, beauty cabin ... In the marina Port Balís, there are very good restaurants and on the beach, there are also small bars and restaurants, to go and spend some time on summer nights. The village of Sant Andreu de Llavaneres is in the innermost part, 5 minutes drive there we will find everything, shops, restaurants, medical centre, pharmacy... The golf club, 2 pitch & putt courses, and the Balís marina make this town an exclusive area. Great gastronomic offer, the sweet pea is recognized, typical of the area and in the spring the pea festival is celebrated. Gastronomic days focused on the different dishes cooked with peas. For dessert, we can't forget to taste the typical "Coca de Llavaneres", a sweet and soft cake, filled with cream and with almonds on top. USEFUL INFORMATION - 5 minutes walk to Balis beach.- 14 minutes walk from the train station- trains every 10 minutes- 35 minutes drive from the centre of Barcelona. - 45 minutes by train to the centre of Barcelona. - 18 minutes drive to La Roca Village Shopping Center - 25 minutes drive to the Barcelona-Catalonia Circuit Montmeló - 45 minutes drive to the entrance of the Montnegre Natural Park and the Corridor. - 40 minutes drive from the Montseny Natural Park with its highest peak of 1,700 m. and many tracking possibilities! - April 23 Sant Jordi, our Valentine's DayIt is an experience you will not want to miss! Books, roses, and culture walking the streets, would you like to discover Saint George's legend? - June 23. Verbena de Sant Joana festival that brings families and friends together around bonfires to celebrate the shortest night of the year! Throwing firecrackers, dancing, singing, and some, waiting to see the sunrise! HOW TO MOVE AROUND THE AREA PRIVATE TRANSPORT We advise on how to combine the use of private transport with the use of public transport. - Own vehicle: Some may consider it essential, others not. We recommend it for comfort. (Read Barcelona section if you are planning to visit the city with vehicles registered outside Spain) You can move around on foot, by taxi or taking the train, using the bus or your own vehicle or you can move in combination.It is always more convenient to have a vehicle to be able to explore more places or go shopping at the supermarket. PÚBLIC TRANSPORT Different services and lines connect Sant Andreu de Llavaneres with the surroundings and Barcelona - Taxi: There are local taxi drivers. Contact in advance to arrange a transfer. - Bus: Day and night services. Connection with the train station, other towns in the Maresme and the city of Barcelona. - Train: The nearest train station is SANT ANDREU DE LLAVANERES. The route to Plaça Catalunya lasts between 30 and 45 minutes. BARCELONA The city is about 35-40 minutes by car. Currently, there is legislation on vehicles that can circulate within the city. For more information, search for ZBE Barcelona (Zona Baixes Emissions)IMPORTANT: Vehicles registered outside Spain are not classified according to the criteria of the DGT’s environmental label. That is why all foreign vehicles must be registered in the Metropolitan Register to travel through the ZBEs of the metropolis of Barcelona. If you have any questions, please do not hesitate to contact us!We will be happy to assist you! COSTA MARESME VACANCES

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General

Type of Property: **Apartment** m2: **110**
m2 plot: **0** Distance from the beach: **50M**
Year of construction: Type of pool: **Community**
Views: **Pool view**

Characteristics

Number of rooms: **4**	Toilets: **0**	Bathrooms with bathtub: **0**
Bathrooms with shower: **2**	Double beds: **2**	Single beds: **0**
Bunk beds: **2**	Cribs: **0**	Sofa beds: **0**
Type of kitchen:		

Other Features

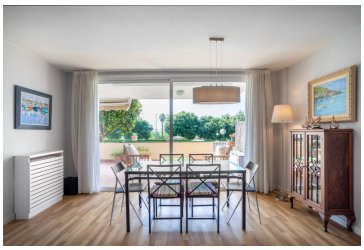
Terrace	Porch	Garden
Lift	Parking	Garage

Equipment

typology_id	Heating	Wardrobes
basic_elements	Kitchen equipment	Dishwasher
Oven	Microwave	Coffee maker
electric_coffee_maker_model	Refrigerator	Washing Machine
TV	Free Wifi	Garden furniture
Garden and outdoor furniture	Awning	Toaster

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Season	Price	Minimum stay
TEMPORADA D		
12/11/2026 - 23/12/2026	1,260.00 € / Week	3 Nights
07/01/2027 - 24/03/2027		3 Nights
29/03/2027 - 31/03/2027		3 Nights
01/11/2027 - 23/12/2027		3 Nights
TEMPORADA A		
24/12/2026 - 26/12/2026	1,680.00 € / Week	3 Nights
17/06/2027 - 19/06/2027		5 Nights
23/06/2027 - 23/06/2027		5 Nights
01/07/2027 - 15/07/2027		7 Nights
22/08/2027 - 31/08/2027		7 Nights
24/12/2027 - 26/12/2027		3 Nights
TEMPORADA B		
27/12/2026 - 28/12/2026	1,575.00 € / Week	3 Nights
29/12/2026 - 30/12/2026		4 Nights
02/01/2027 - 02/01/2027		3 Nights
25/03/2027 - 28/03/2027		3 Nights
30/04/2027 - 02/05/2027		5 Nights
07/05/2027 - 08/05/2027		5 Nights
01/06/2027 - 02/06/2027		5 Nights
06/06/2027 - 10/06/2027		5 Nights
14/06/2027 - 16/06/2027		5 Nights
20/06/2027 - 22/06/2027		5 Nights
24/06/2027 - 30/06/2027		5 Nights
01/09/2027 - 30/09/2027		3 Nights
27/12/2027 - 30/12/2027		3 Nights
TEMPORADA A PLUS		
31/12/2026 - 31/12/2026	1,785.00 € / Week	4 Nights
01/01/2027 - 01/01/2027		3 Nights
03/06/2027 - 05/06/2027		5 Nights
11/06/2027 - 13/06/2027		5 Nights
16/07/2027 - 21/08/2027		7 Nights
31/12/2027 - 31/12/2027		3 Nights
01/01/2028 - 01/01/2028		1 Night
TEMPORADA C		
03/01/2027 - 06/01/2027	1,300.00 € / Week	3 Nights
01/04/2027 - 29/04/2027		5 Nights
03/05/2027 - 06/05/2027		5 Nights
09/05/2027 - 31/05/2027		5 Nights
01/10/2027 - 31/10/2027		3 Nights