



**COSTA
MARESME
VACANCES**



Ref: 110-EM CAN SANS

SANT ANDREU DE LLAVANERES

HUTB-032566-93

DESCRIPTION

APARTMENT 10 MINUTE WALK FROM THE BEACH – NEAR BARCELONA – COMMUNITY SWIMMING POOL – PRIVATE PARKING SPOT CAN SANS has everything you need to enjoy a family meeting, be close to the sea, explore the city of Barcelona and at the same time avoid the crowded atmosphere of the big city! The apartment has access to a community SWIMMING POOL, TENNIS TABLE, BASKETBALL COURT, CHILDREN'S AREA WITH SLIDE and GRASS AREA to play and chill, perfect for kids! **APARTMENT AND ITS SPACE** Spacious and warm-looking apartment with a communal area to enjoy the swimming pool, a walk, playtime, reading in the shade... perfect for children! CAN SANS has 3 BEDROOMS and 2 BATHROOMS: 2 Bedrooms with a double bed 1 Bedroom with two single beds (one bed underneath) 1 Bathroom with shower 1 Bathroom with bathtub It also has an independent KITCHEN, fully equipped, ready for your stay! There is also a laundry room with a washing machine and a drying machine. The DINING ROOM is warm and cozy, and it has a big chaise-long, a TV and the dining space for 6 around the wooden table. The apartment has a cute TERRACE connected to the dining room. Enjoy the marine breeze! The terrace overlooks the garden and the swimming pool, which is ideal if children are playing around, and also to have breakfast or dinner in summer nights! **SERVICES AND COMMON AREAS** CAN SANS is exclusive to its guests. **THE ACCESS** The main door gives access to the entire community and is shared with other neighbours. **ELEVATOR AND BUILDING PORTAL** These are shared with residents, please be respectful. **THE TERRACE** The terrace is private, but it is essential to respect the resting hours of our neighbours. **THE POOL** The facilities are shared with the usual residents of the neighbourhood community. The rules of access, clothing and use of the pool must be respected. **COMMON AREA (CHILDREN'S AREA WITH SLIDE, BASKETBALL COURT, GARDEN, PING PONG...)** These are shared with the usual residents of the neighbourhood community. **INCLUDED SERVICES-** Bed linen, bath towels, shampoo, gel, initial



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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 - Extra Travel cot: 15,00 €. - Extra High chair: 5,00 €. - Additional cleaning, minimum 4h: 80,00 €** This price may vary according to season - Late check-in supplement Price: € 50.00 from 8 p.m. to midnight Price: € 100.00 from 12:01 am to 2:00 am - Sunday rate You 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 euro 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! Please, we hope that if you wish to book CAN SANS you will commit to maintaining a responsible and rational consumption of scarce natural resources. THE NEIGHBORHOOD AND SURROUNDINGS Sant Andreu de Llanvaneres is located on the NORTH COAST OF BARCELONA in the MARESME region. It has easy access to the beaches of calm waters and golden sand! On one side Barcelona and the other the Costa Brava within driving distance! Within a few KM, you can do ANY ACTIVITY you want to unwind and have fun, there are mountain trails, there are horse riding, golf courses, tennis club, activities like paint war, vertical woods to play among the treetops, Nautical clubs to not stop spending hours at sea. There is an small supermarket within 4 minute walk, and nearby there are paddle courts, gym, fitness room, spa, yoga studio... In the marina Port Balís, 20 minutes walk from the house, 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 Llanvaneres 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. BARCELONA is also very close. Explore the city and avoid its crowded streets returning to the calm of our region. USEFUL INFORMATION - 10 minutes walk from the beach.- 20 minutes walk from the marina of Balis in Sant Andreu de Llanvaneres. - 10 minutes drive from the village centre, Sant Vicenç de Montalt is a charming little village, very quiet.- 10 minutes drive from the fishing port of Arenys, where you can enjoy fresh fish and good seafood paella. - 20 minutes drive to La Roca Village Shopping Center in Santa Agnès de Malanyanes.- 25 minutes by car to the Circuit de Barcelona-Catalunya. - 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 possibilities to follow! - April 23 St. George's Day, our Valentine's Day, an experience you will not want to miss! - June 23. 'Revetlla de Sant Joan', A festival that brings families and friends together around the 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 transportation with the use of public transportation. - Own vehicle: We consider it essential for more independence. (Read Barcelona section if you are planning to visit Barcelona with vehicles registered outside Spain) Sometimes having a vehicle gives you more independence to explore more places or is more comfortable going shopping. Once in the centre of the village, you can move on foot, by taxi or by train, using the bus or you can travel by combining them. PUBLIC TRANSPORT Some different services and lines connect Sant Andreu de Llanvaneres with the surroundings and Barcelona.- Taxi: There is a local taxi driver. 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 Llanvaneres, a 7-minute walk from the house. The route to Barcelona (Clot, Plaça Catalunya) takes between 40-50 minutes. BARCELONA It is about 30-40 minutes by car. Currently, there is legislation on vehicles that can circulate within the city. For more information, you can search in your search engine 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. 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 DELIVERY 4 pm to 8 pm We 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 HOURS Before 4 p.m. Depending on availability. 21:01 to 00:00 Price: € 50.00 00:01 to 02:00 Price: € 100.00 No key delivery outside of these hours. - Sunday Rate You 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



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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 of the property for Tourist Season will be accepted upon reservation and will be 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. If you have any questions, please do not hesitate to contact us! We will be happy to assist you!



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General

Type of Property: **Flat** m2: **70**
m2 plot: **0** Distance from the beach: **600m**
Year of construction: Type of pool: **Community**
Views: **Pool view**

Characteristics

Number of rooms: **3** Toilets: **0** Bathrooms with bathtub: **1**
Bathrooms with shower: **1** Double beds: **2** Single beds: **2**
Bunk beds: **0** Cribs: **0** Sofa beds: **0**
Type of kitchen: **Separate kitchen**

Other Features

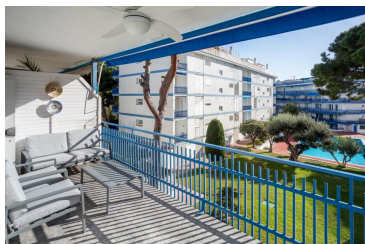
Balcony Terrace Garden
Lift Parking Garage

Equipment

typology_id Heating Air Conditioning
Wardrobes basic_elements Kitchen equipment
Dishwasher Oven Microwave
Coffee maker Washing Machine Tumble drier
Iron Hot water tank Mobile coverage
TV Internet Free Wifi
Garden furniture Garden and outdoor furniture Toaster
Mixer



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Season	Price	Minimum stay
TEMPORADA A PLUS 09/08/2026 - 21/08/2026 31/12/2026 - 31/12/2026 01/01/2027 - 01/01/2027	1,313.00 € / Week	7 Nights 4 Nights 3 Nights
TEMPORADA A 22/08/2026 - 28/08/2026 29/08/2026 - 31/08/2026 24/12/2026 - 26/12/2026	1,100.00 € / Week	7 Nights 3 Nights 3 Nights
TEMPORADA C 01/09/2026 - 03/09/2026 04/09/2026 - 06/09/2026 07/09/2026 - 15/09/2026 16/09/2026 - 31/10/2026 03/01/2027 - 06/01/2027	945.00 € / Week	3 Nights 4 Nights 3 Nights 4 Nights 3 Nights
TEMPORADA D 01/11/2026 - 23/12/2026 07/01/2027 - 31/01/2027 01/02/2027 - 28/02/2027	840.00 € / Week	3 Nights 3 Nights 1 Night
TEMPORADA B 27/12/2026 - 28/12/2026 29/12/2026 - 30/12/2026 02/01/2027 - 02/01/2027	1,050.00 € / Week	3 Nights 4 Nights 3 Nights