BETWEEN FOREST AND CITY

A TRULY ONE-OF-A-KIND RESIDENCE

Absolute Silence • Privacy • Energy Independence • Nature

Just 12 Minutes from Barcelona

991 m² PLOT	380 m² BUILT AREA	DIRECTLY ADJACENT TO COLLSEROLA NATURAL PARK	NATURAL SWIMMING POOL CHEMICAL-FREE	32 kW PHOTOVOLTAIC SYSTEM VICTRON	PRIVATE HYDRAULIC LIFT	LEICHT GERMAN KITCHEN

CERDANYOLA DEL VALLÈS · MONTFLORIT

DIRECTLY ADJACENT TO COLLSEROLA NATURAL PARK

ABSOLUTE TRANQUILLITY, COMPLETE PRIVACY, NATURAL SURROUNDINGS AND ENERGY INDEPENDENCE — JUST TWELVE MINUTES FROM BARCELONA

Located in the exclusive residential area of **Montflorit**, adjacent to **Collserola Natural Park**, this remarkable property represents an exceptional opportunity for those seeking a truly distinctive home. Designed for buyers who appreciate comfort, privacy and serenity, the residence offers an extraordinary lifestyle immersed in nature while remaining just minutes from the vibrant city of Barcelona.

ARCHITECTURE & LOCATION

The residence was developed from the original plans of the American architect **Michael Borden**, internationally recognised for integrating spatial harmony, natural light and wellbeing into his architectural designs. Occupying a **991 m²** plot, the property enjoys an exceptionally privileged position that is unlikely ever to be replicated due to current planning restrictions within the area.

CONSTRUCTION & QUALITY

Offering approximately **380 m²** of built living space distributed over four levels, the residence has been constructed using carefully selected materials chosen for their durability, comfort and energy efficiency. Particular highlights include premium travertine stone finishes, advanced thermal and acoustic insulation systems, and an impressive fully glazed principal façade that combines privacy, abundant natural light and spectacular open views.

GARDENS & OUTDOOR LIVING

The landscaped gardens have been thoughtfully designed to require minimal maintenance while incorporating sustainable water management systems, discreet architectural lighting and a spectacular panoramic viewing terrace overlooking the Vallès region and the Montserrat mountain range.

The surrounding environment offers an extraordinary level of peace and tranquility—an increasingly rare privilege within the Barcelona metropolitan area.

The property's **chemical-free natural swimming pool**, purified without conventional chemical treatments, provides an exceptionally pleasant bathing experience fully aligned with the sustainable philosophy of the residence.

INTERIOR LIVING SPACES

The residence offers generous reception and living areas, a bespoke German-designed premium kitchen, five bedrooms, five bathrooms and carefully planned auxiliary spaces designed for everyday comfort and functionality. Interior finishes include natural marble, noble hardwoods, handcrafted lime stucco finishes and equipment supplied by internationally renowned premium brands.

THE MASTER SUITE The elegant principal suite has been conceived as a private sanctuary, featuring an Italian-inspired bathroom finished with carefully selected premium materials to provide an exceptional sense of comfort, relaxation and wellbeing.

ENERGY INDEPENDENCE

One of the property's most remarkable attributes is its exceptional degree of energy independence.

Its 32 kW photovoltaic installation, high-capacity battery storage system and biomass heating plant work together to maximise energy efficiency, significantly reduce operating costs and provide an outstanding level of self-sufficiency.

A TRULY ONE-OF-A-KIND RESIDENCE

More than simply a house, this is a home created for those who value privacy, tranquillity, sustainability and outstanding architectural quality.

A residence without any direct equivalent in Cerdanyola del Vallès, where nature, technology and wellbeing exist in perfect harmony.

TECHNICAL SPECIFICATIONS AND HIGH-LEVEL

COMFORT & CLIMATE CONTROL

- High-performance sustainable construction.
- Triple-layer thermal and acoustic insulation.
- Swiss **PAVATEX** wood-fibre insulation system with hygrothermal regulation, allowing the walls to breathe naturally while reducing the risk of moisture.
- Fully glazed principal façade with privacy glass and enhanced thermal insulation.
- Private hydraulic lift serving all floors.
- Outstanding thermal and acoustic performance throughout the year.
- Premium honed travertine stone exterior cladding.
- Natural lime-based interior plaster finishes, free from formaldehyde emissions and polished with beeswax. These finishes require no periodic repainting.
- Fully automatic biomass heating system.
- 4,500 kg biomass storage silo.
- Premium Swiss **RUNTAL** hydronic radiators providing exceptional thermal comfort with high energy efficiency.
- Ducted air-conditioning system complemented by independent split units in selected areas.

WATER MANAGEMENT

• 18,000-liter water reserve. (Possibility of emergency water supply from the pool).
• Greywater recovery system from bathrooms and kitchen using natural biofilters with aquatic plants and bacteria.
• 2,000-liter irrigation tank.

SECURITY & SMART HOME CONTROL

• Professionally monitored alarm system connected to a central monitoring station with video surveillance.
• Comprehensive camera system covering both the interior and exterior of the property.
• Intelligent video entry system with full remote access via smartphone, allowing owners to view cameras, communicate with visitors and remotely open the entrance gate from anywhere in the world.

ENERGY & SUSTAINABILITY

• 32 kW photovoltaic power generation system.
• Three high-capacity lithium-ion battery banks.
• Premium German **VICTRON** inverters.
• Three-phase electrical installation for maximum efficiency and reliability.

BATHROOMS & FINISHES

Five bathrooms, three of which are full bathrooms.
• Principal suite featuring premium Italian FLORIM finishes.
• Marble walk-in shower with frameless glass enclosure.
• Premium GROHE fittings with integrated hydromassage system.
• Floating bathtub designed for maximum relaxation.

KITCHEN AND EQUIPMENT

Premium LEICHT kitchen, German-made.
• Serpengiante marble flooring.
• Integrated worktop with ceramic gas hob.
• Professional waste disposal unit, InSinkErator. • Gas leak detection system.
• Functional design for intensive use and maximum durability.
• Centralized vacuum system.

GARDEN

• Panoramic viewpoint of approximately 70 m² with IPE wood decking.
• Panoramic views of the Vallès region and Montserrat.
• Natural swimming pool sanitized through copper oxidation and ionization.
• Automatic pool cleaning system (Pool Valet).
• Integrated exterior lighting.
• Low-maintenance garden.
• Vegetable garden and chicken coop.
• Exceptional tranquility and absolute privacy.

Some homes stand out for their size. Others for their location.
Very few succeed in bringing together distinctive architecture, genuine sustainability, outstanding energy independence, absolute tranquility and an authentic connection with nature—just minutes from Barcelona.

This is more than simply a home.

It represents a different way of understanding quality of life.

A residence created to endure for generations

REQUEST A PRIVATE VIEWING

INFORMATION AND PRIVATE VIEWINGS

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