



EXCLUSIVE 210 M² APARTMENT WITH TERRACE IN SANT GERVASI

Barcelona / Barcelona ciudad

Price	€1,500,000	✓ Air conditioning	✓ Heating
Sur. built	210 m ²	✓ Storage	✓ Lift
Sur. util	153 m ²	✓ Terrace	✓ Concierge
Bedrooms	4	✓ Built in closets	
Bathrooms	2		
Energy classification	D		
Energy performance index	90.00 kw h/m ² year		
Emissions rating	D		
Emissions	18.00 co/m ² year		
Year of construction	1940		
Floor	en		



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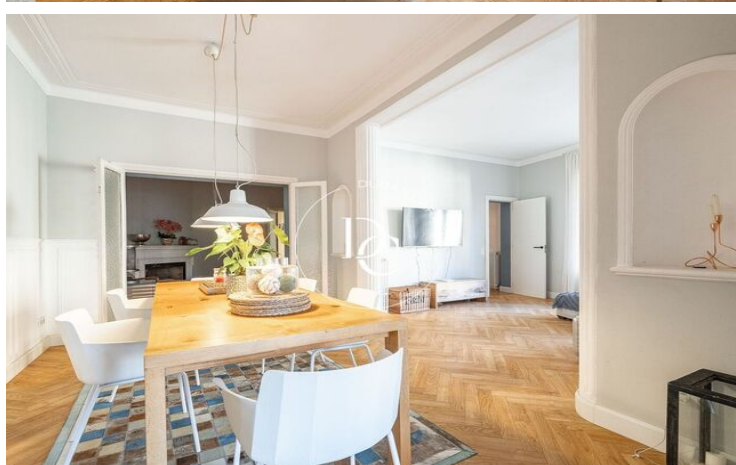
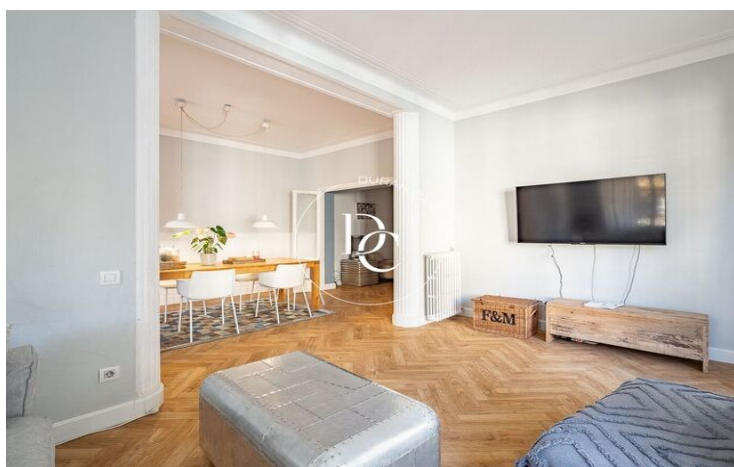
In the heart of the exclusive Sant Gervasi neighborhood, we find this magnificent home located in a classic building that preserves the charm of early 20th-century architecture but has been fully adapted to modern needs following a comprehensive renovation in 2019. The apartment, with a built area of 210 m², offers a perfect combination of elegance and functionality, ideal for those seeking a property ready to move into.

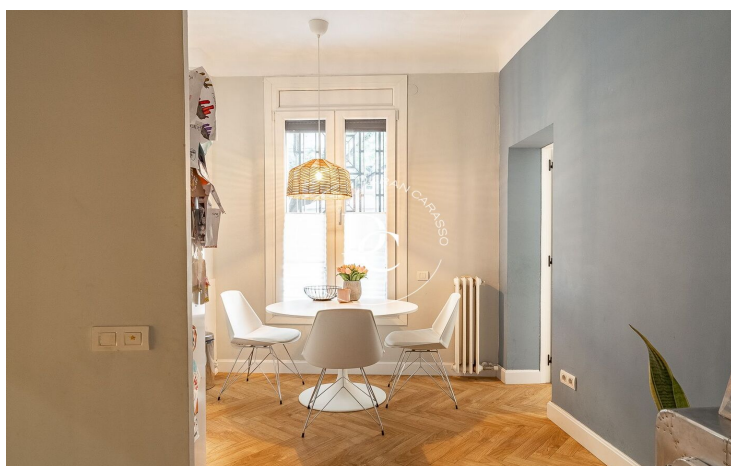
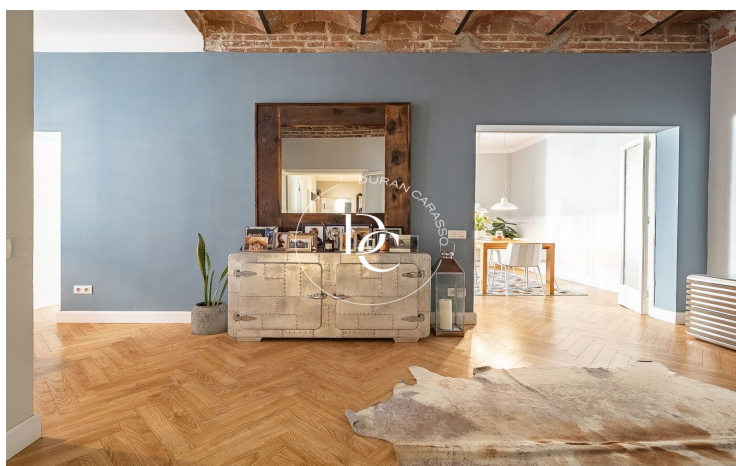
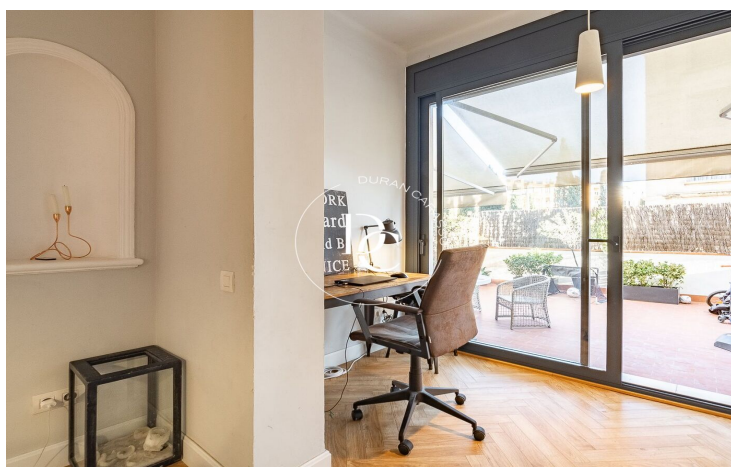
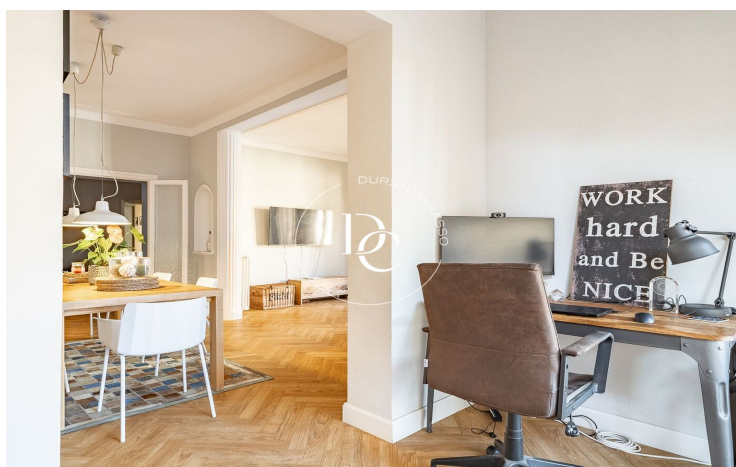
The layout is designed to maximize comfort, featuring four spacious and bright bedrooms: three of them doubles, one single—ideal as an office or study area—and the master suite with a private bathroom. One of the highlights of this home is its stunning 30 m² south-facing terrace, an outdoor space perfect for enjoying sunlight all day, having family breakfasts, relaxing, or hosting guests in a welcoming atmosphere.

The building is equipped with an elevator and offers concierge service, ensuring convenience, security, and personalized attention for residents. Every detail has been carefully thought out, making this apartment a perfect choice for those who value design, comfort, and spaciousness.

The location is simply unbeatable. Sant Gervasi is one of Barcelona's most sought-after neighborhoods, known for its tranquility, tree-lined streets, and an environment that combines the best of urban living with nature. Here, you'll find some of the city's finest schools as well as an excellent selection of shops, boutiques, and quality restaurants. Additionally, you'll be just a step away from green spaces like Collserola Park, ideal for unwinding or enjoying outdoor activities.

In summary, this apartment is much more than a property: it's a home where classic charm and modern comforts come together in a privileged setting. A unique opportunity to live in one of Barcelona's most iconic and exclusive neighborhoods





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