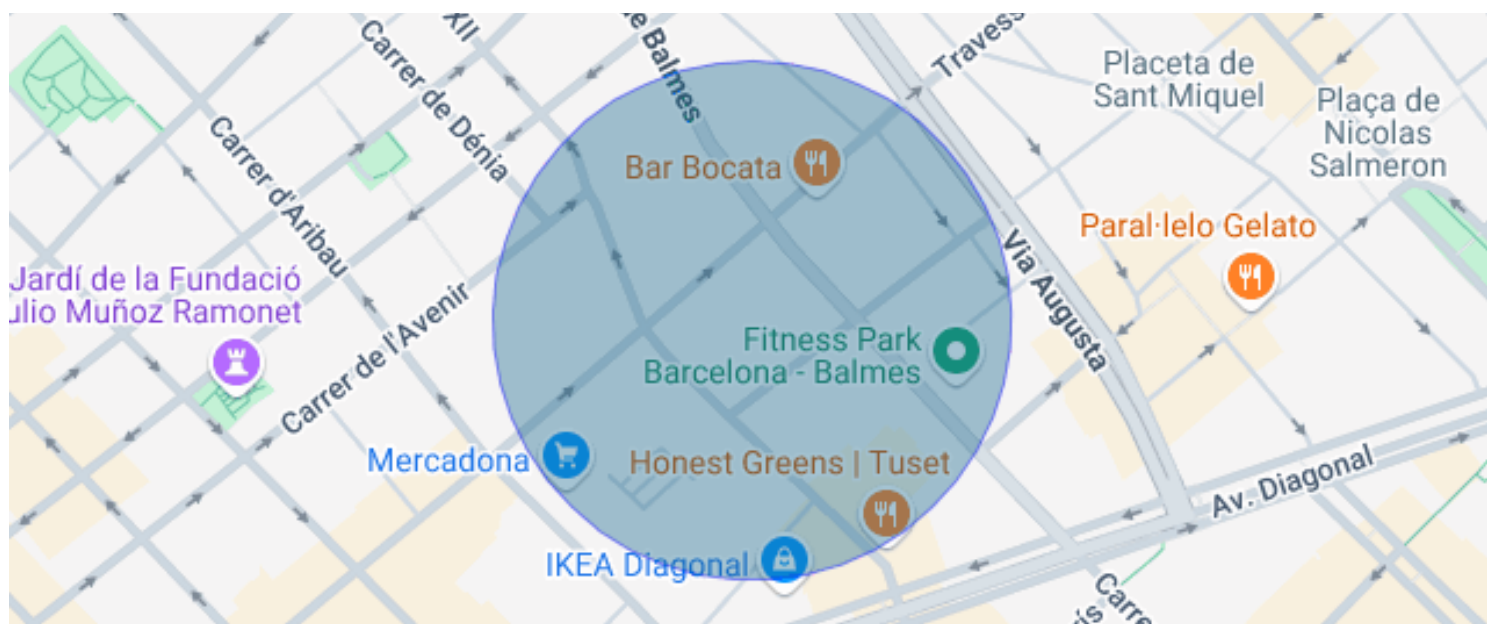




## EXCLUSIVE PENTHOUSE FOR SALE IN SANT GERVASI-GALVANY

Barcelona / Barcelona ciudad

<b>Price</b>	<b>€2,500,000</b>	✓ Air conditioning	✓ Pets
Sur. built	268 m <sup>2</sup>	✓ Heating	✓ Views
Bedrooms	4	✓ Lift	✓ Terrace
Bathrooms	3	✓ Concierge	✓ Built in closets
Energy classification	F	✓ Outside	
Energy performance index	228.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	48.00 co/m <sup>2</sup> year		
Year of construction	1967		
Floor	6		
Actual floor	8		



## Barcelona / Barcelona ciudad

Exclusive penthouse under renovation in Sant Gervasi-Galvany with privileged views and great customization potential

We present this spectacular penthouse currently under renovation, located in one of Barcelona's most sought-after neighborhoods: Sant Gervasi-Galvany. With a generous built area of 268 m<sup>2</sup>, this property stands out for its spaciousness, functionality, and abundant natural light.

The home offers 4 bedrooms, including 2 elegant suites with private bathrooms and direct access to a quiet 19 m<sup>2</sup> terrace overlooking a peaceful inner courtyard. The other two interior bedrooms share a full bathroom. The day area features a large living-dining room flooded with natural light and access to a covered terrace with open views of the city and a nearby modernist building, adding a unique charm. The American-style kitchen, open and integrated, enhances the sense of space and modernity. Highlights include built-in wardrobes in all rooms, individual natural gas heating, air conditioning, and four-way orientation, ensuring natural light all day long.

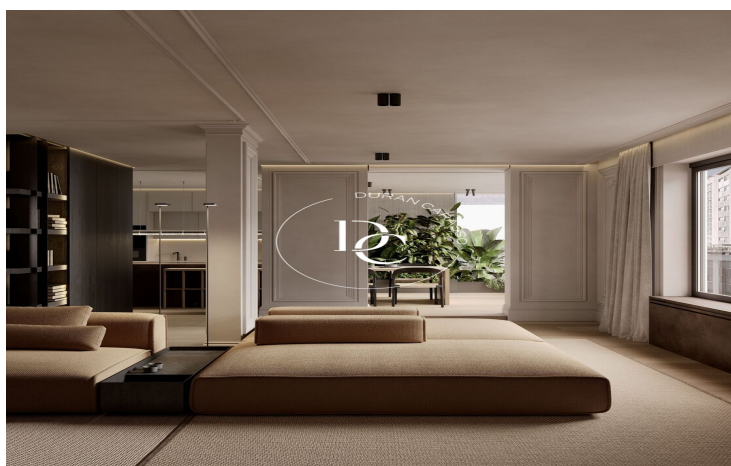
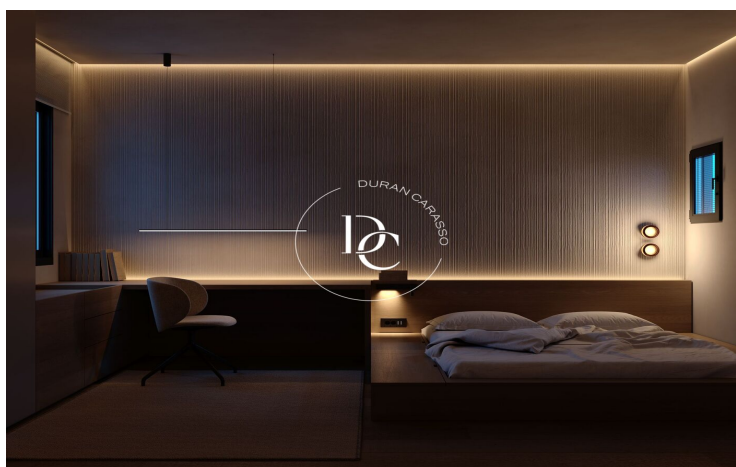
Located on the real sixth floor (eighth height), in a building with an elevator and concierge service, this penthouse sits on the prestigious Muntaner street, surrounded by shops, services, and excellent transport connections. A location that perfectly combines tranquility and accessibility.

The property is delivered with a comprehensive renovation project featuring a contemporary design, as shown in the renders included in the listing. Furthermore, the buyer still has the opportunity to customize the finishes and layout according to their preferences, with high-end materials included in the proposal.

Price without renovation: €2,100,000

Live where you deserve to live.





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.