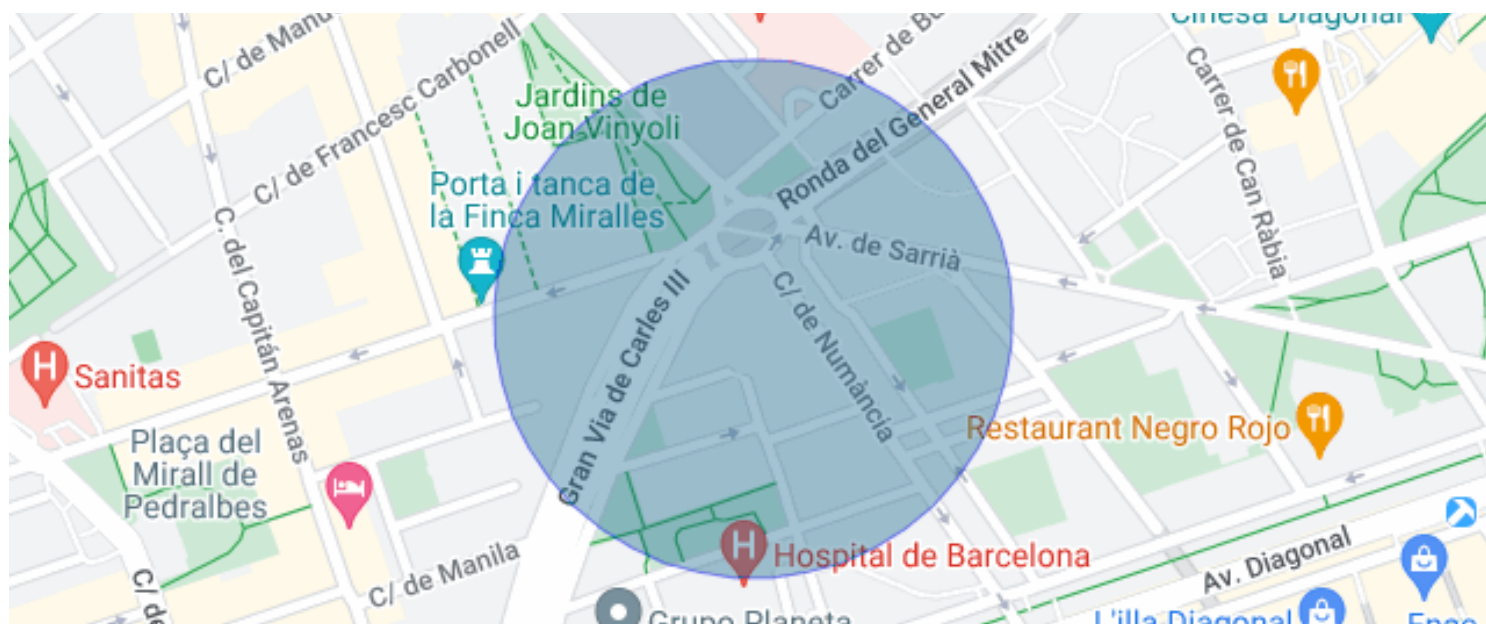




## EXCLUSIVE APARTMENT WITH TERRACE AND VIEWS IN A GREEN SETTING

Les Corts / Barcelona

<b>Price</b>	<b>€1,195,000</b>	✓ Air conditioning	✓ Heating
Sur. built	212 m <sup>2</sup>	✓ Mountain views	✓ Backyard
Sur. util	153 m <sup>2</sup>	✓ Storage	✓ Lift
Bedrooms	5	✓ Fireplace	✓ Security
Bathrooms	3	✓ Parking	✓ Terrace
Energy classification	E	✓ Concierge	✓ Balcony
Energy performance index	118.00 kw h/m <sup>2</sup> year	✓ Built in closets	✓ Outside
Emissions rating	E		
Emissions	24.00 co/m <sup>2</sup> year		
Year of construction	1980		
Floor	4		



## Les Corts / Barcelona

In a building surrounded by nature, this magnificent 212 sqm apartment offers an ideal combination of comfort, space and security. Located in a privileged environment, the building has concierge service and 24-hour security.

Upon entering, it reveals a well-thought-out layout that clearly separates the day and night areas. The day area consists of a spacious and bright living room with separate dining room, both with unobstructed views and direct access to a beautiful terrace of 17 sqm facing southwest, where natural light is the protagonist, ideal for enjoying moments outdoors.

The kitchen, of modern design and equipped with integrated appliances, is furnished with the elegant Santos brand and offers an additional space for daily dining. The double circulation facilitates transit between rooms, and the separate laundry room, located on an interior balcony overlooking the courtyard, adds functionality.

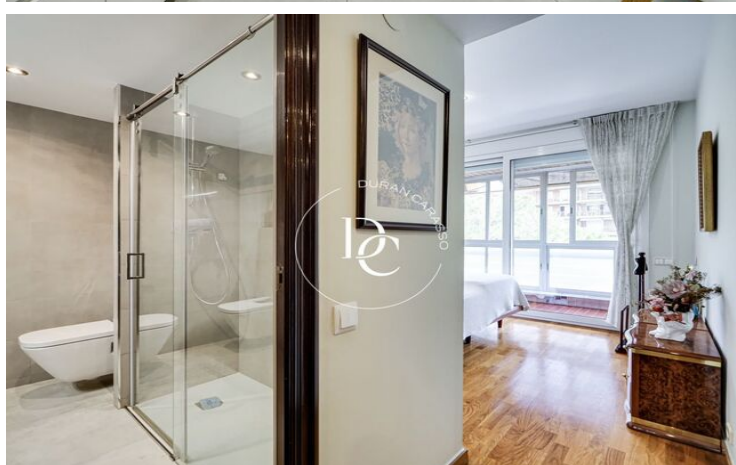
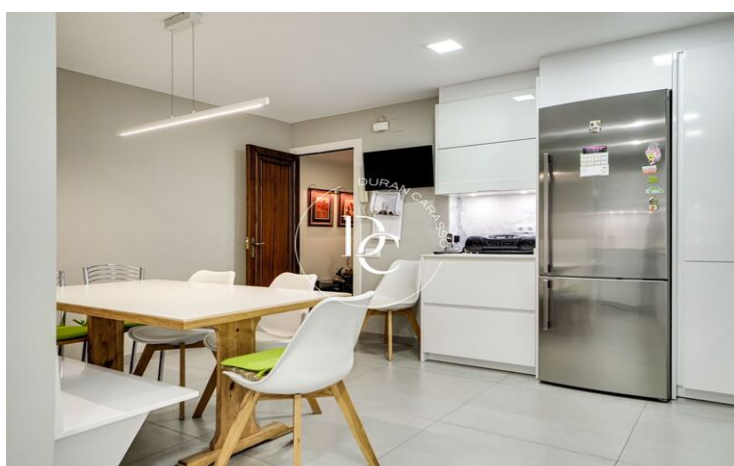
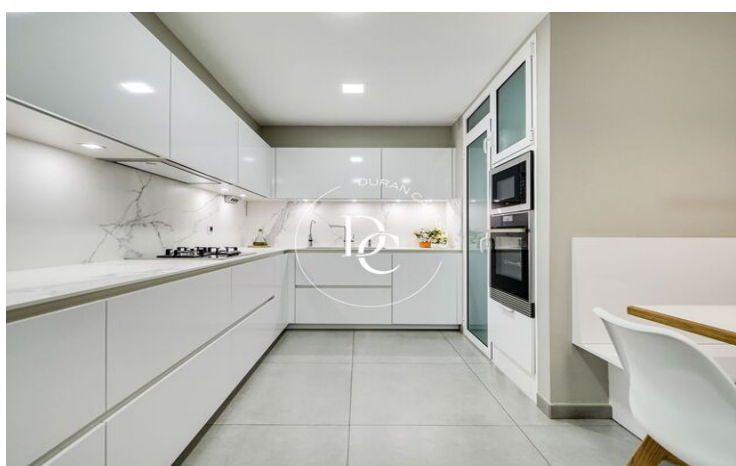
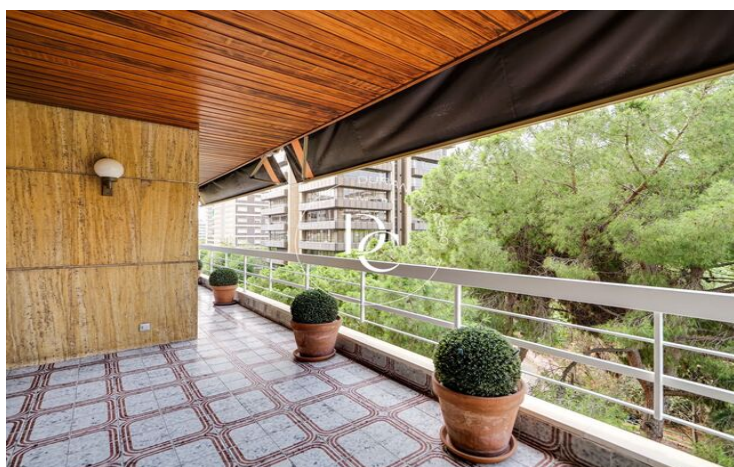
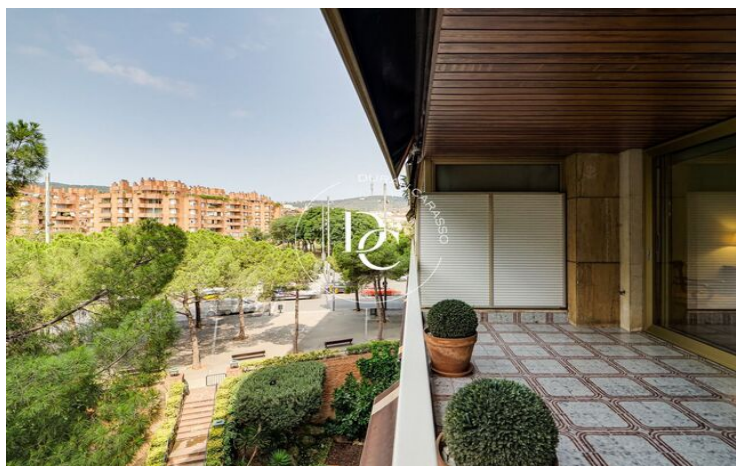
The night area houses five bedrooms perfectly designed for rest. Two of the three double rooms are en suite with private bathrooms, one of which has a private 6sqm balcony that is shared with one of the single rooms. The single rooms are comfortable and versatile and are complemented by an additional full bathroom.

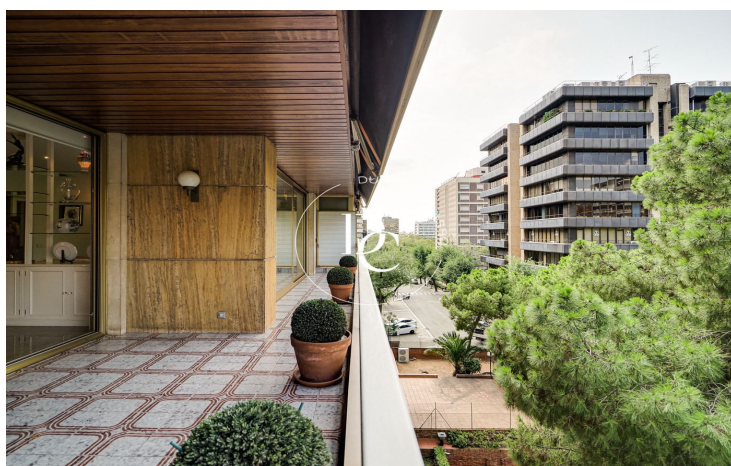
This apartment is impeccably presented, ready to live in, and has a hot/cold air conditioning system through air ducts, ensuring a pleasant atmosphere all year round.

The property has 2 parking spaces in the building, the price of both is not included in the sale price of the apartment mentioned in the publication; they are sold separately.

Ideal for those looking for a spacious, bright and well-located home, in a building with excellent amenities, in a natural environment and with all modern comforts, don't miss the opportunity to visit it!

#ViveDondeMerecesVivir





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