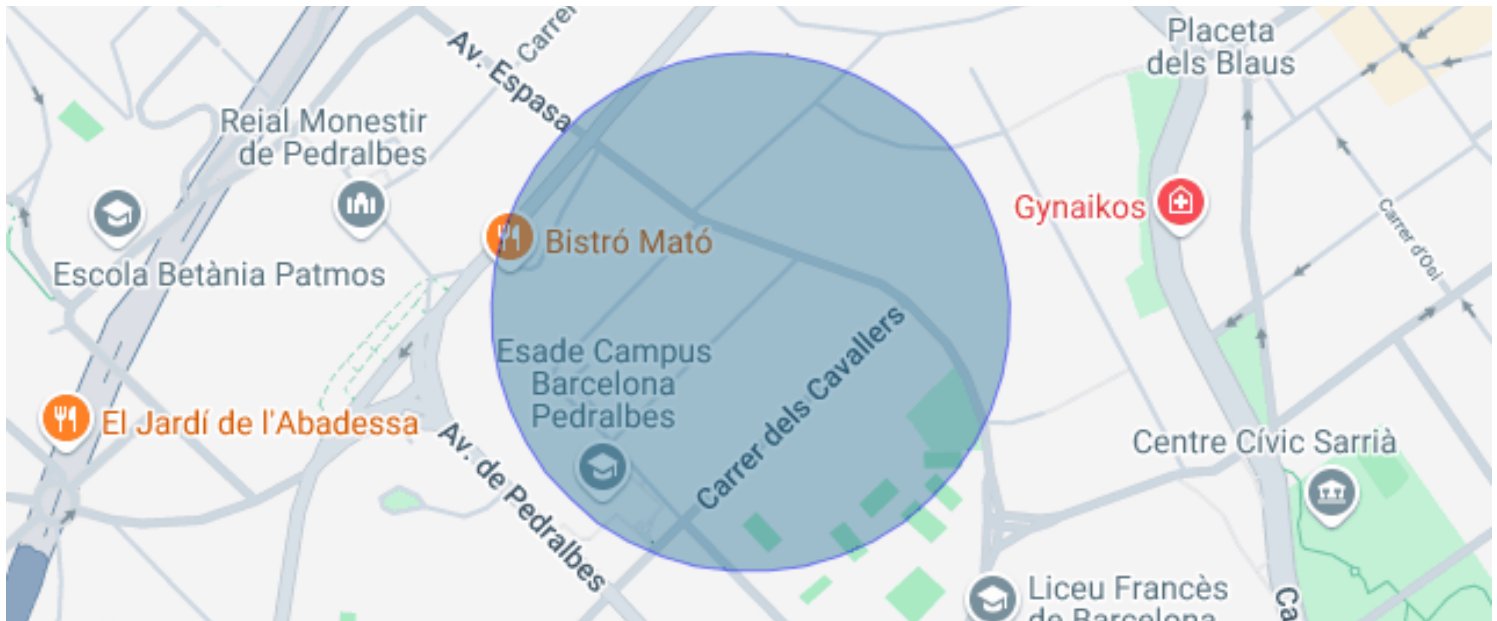




## APARTMENT FOR SALE ON AVENIDA PEDRALBES

Pedralbes / Barcelona

<b>Price</b>	<b>€1,890,000</b>	✓ Air conditioning	✓ Heating
Sur. built	305 m <sup>2</sup>	✓ Views	✓ Backyard
Sur. util	246 m <sup>2</sup>	✓ Lift	✓ Fireplace
Bedrooms	5	✓ Security	✓ Parking
Bathrooms	4	✓ Terrace	✓ Balcony
Energy classification	D		
Energy performance index	87.00 kw h/m <sup>2</sup> year		
Emissions rating	D		
Emissions	18.00 co/m <sup>2</sup> year		
Year of construction	1966		
Floor	4		



## Pedralbes / Barcelona

Apartment for sale in Pedralbes, next to the French Lyceum and the Real Barcelona Tennis Club, we find this magnificent apartment of 305 m2 built, with a 32 m2 terrace, located in a beautiful building in one of the most exclusive areas of Barcelona, specifically on Avenida Pedralbes.

The property dates back to 1966 and has a community garden and an elegant gatehouse with porter service and two elevators. The house has two parking spaces and a motorcycle space.

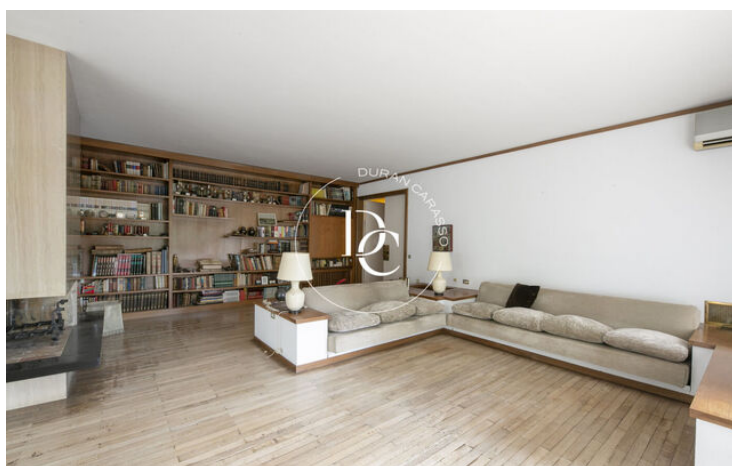
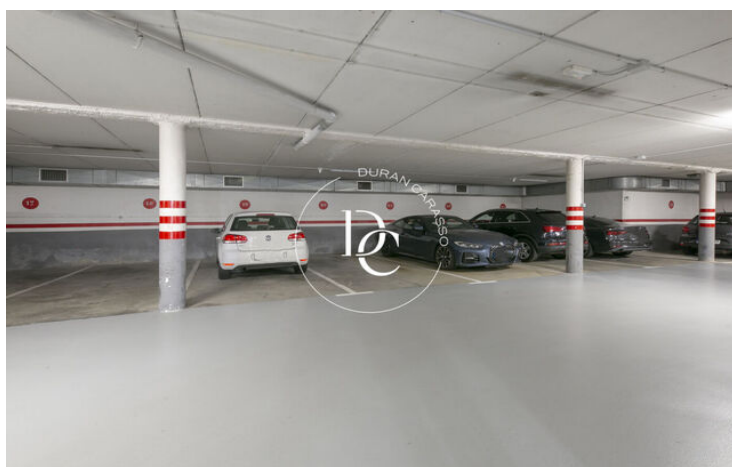
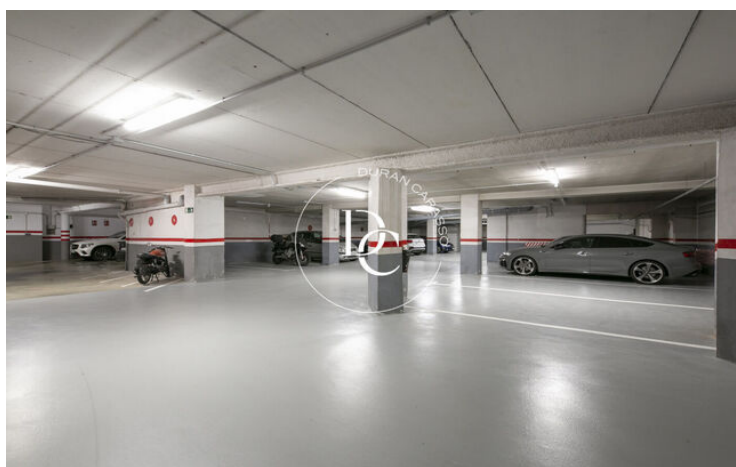
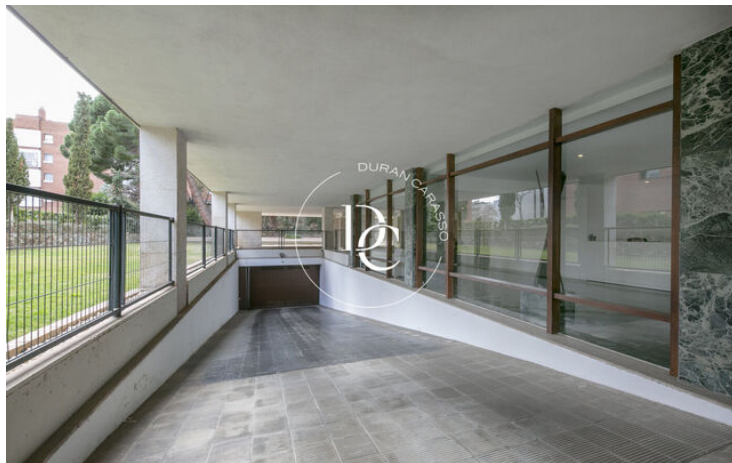
The house, to be renovated, all exterior, has an excellent distribution, is oriented to three winds, with well-proportioned square spaces and with a clear separation between the day and night areas.

The hall leads to a magnificent living area divided into 2 spaces as a large living room with access to the terrace and enjoying beautiful views of the lush community garden and another room where the separate dining room is located with access to a large kitchen.

Next to the dining room, through a serving hatch area, you can access the kitchen. With a service area with a separate entrance, it has an ironing area, bedroom and toilet.

The night area has 4 double bedrooms. The main room contains a double façade to the southeast and southwest, it is a suite and has access to the terrace and its own bathroom.

Contact us to visit this fantastic apartment in Pedralbes with five bedrooms, terrace, office, communal garden area, two parking spaces for a car and one for a motorcycle.





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.