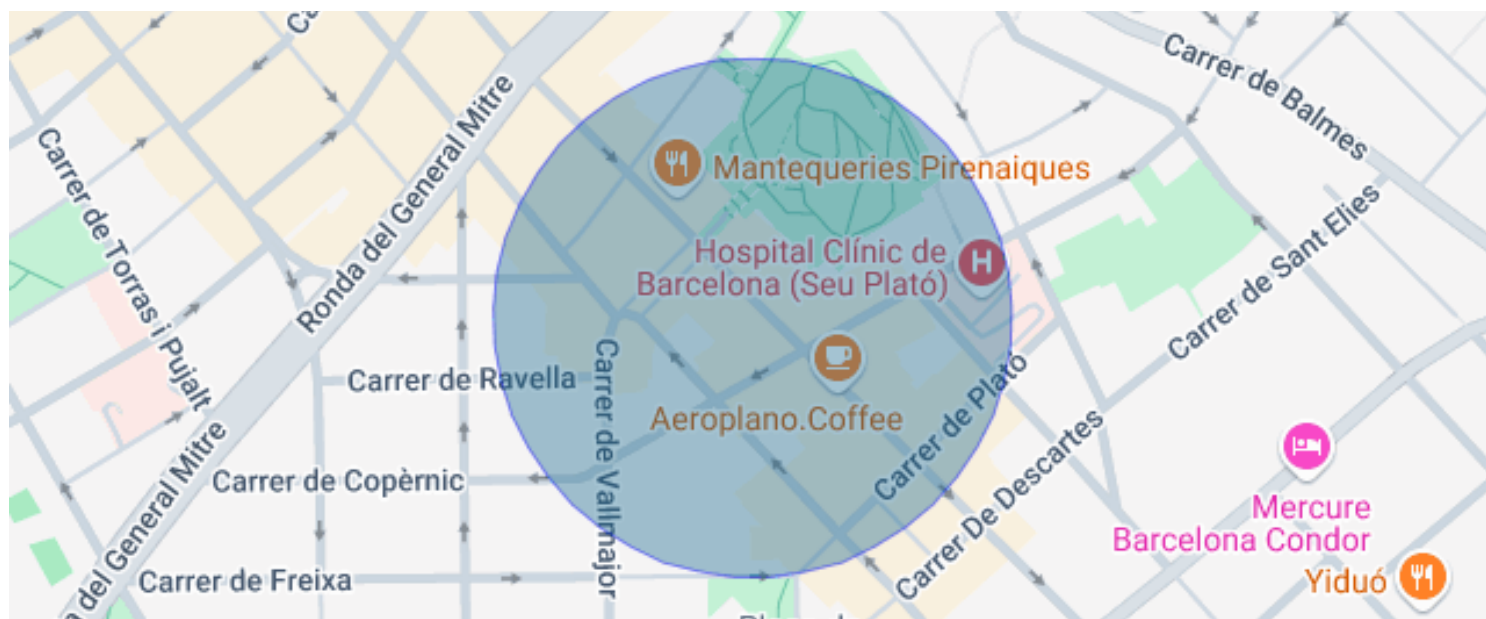


## FLAT FOR SALE IN SANT GERVASI - GALVANY, BARCELONA

Sant Gervasi - Galvany / Barcelona

<b>Price</b>	<b>€745,000</b>	✓ Air conditioning	✓ Pets
Sur. built	135 m <sup>2</sup>	✓ Heating	✓ Views
Sur. util	108 m <sup>2</sup>	✓ Terrace	✓ Balcony
Bedrooms	3	✓ Built in closets	✓ Outside
Bathrooms	2		
Energy classification	E		
Energy performance index	171.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	35.00 co/m <sup>2</sup> year		
Year of construction	1930		
Floor	pr		



## Sant Gervasi - Galvany / Barcelona

Exclusive main floor with terrace in a classic building on Carrer Muntaner.

Located in an elegant classic building, this spectacular 135 m<sup>2</sup> main floor apartment combines charm, comfort and spaciousness in one of the most sought-after areas of Barcelona.

It stands out for its luminous south-facing living room, with direct access to an impressive 97 m<sup>2</sup> terrace, a private oasis perfect for enjoying the outdoors in the heart of the city. The dining room, integrated into the fully-equipped designer kitchen with appliances, creates a functional and welcoming space.

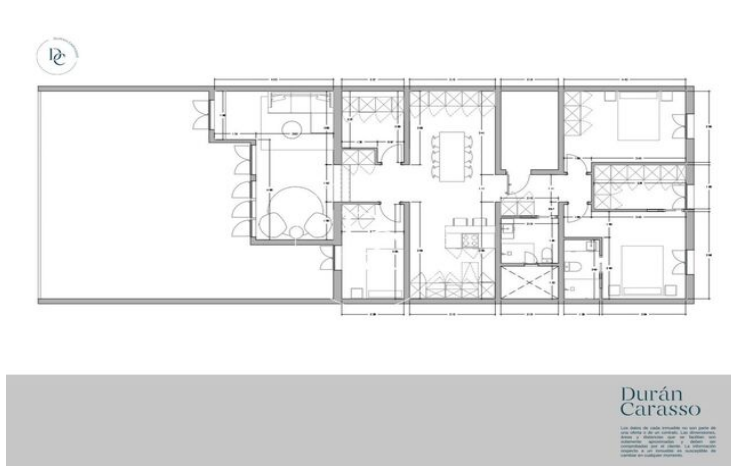
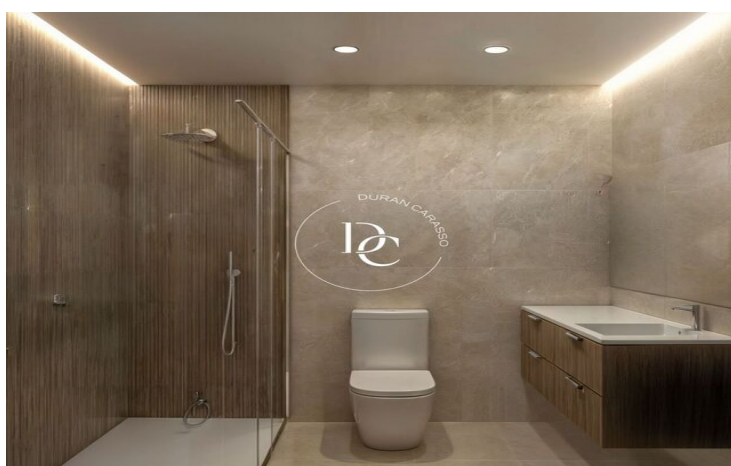
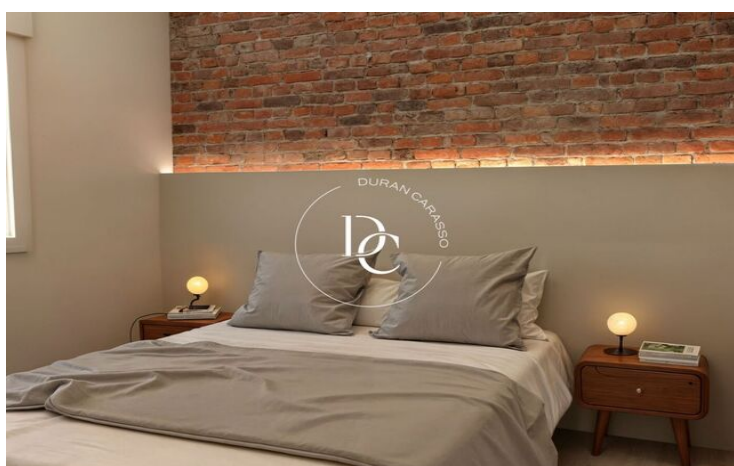
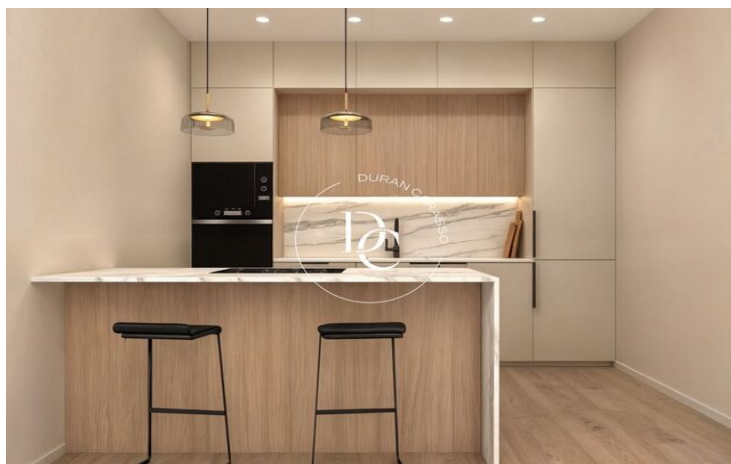
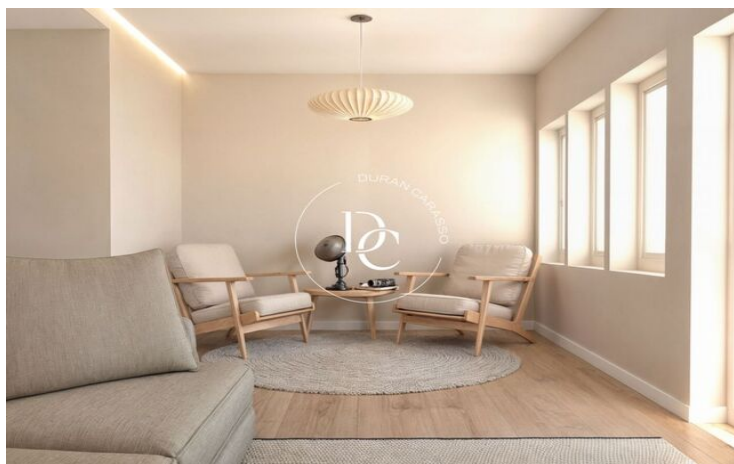
The sleeping area has three bedrooms: the master suite has a dressing room and access to an outdoor balcony that it shares with the second double bedroom. The third bedroom, also a double, is ideal as an office or multifunctional room.

The property is completed with a separate utility room for laundry, ironing and storage, and a second full bathroom that serves the rest of the house.

A unique property that combines the charm of classical architecture with the comfort of modern and functional spaces.

Don't hesitate to book a viewing!

and remember to #LiveWhereYouDeserveToLive!



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