



226 SQM LUXURY FLAT WITH VIEWS AND TERRACE FOR SALE IN SANT GERVASI - GALVANY, B...

Sant Gervasi - Galvany / Barcelona

| | | | |
|--------------------------|---------------------|--------------------|--------------------|
| Price | €1,600,000 | ✓ Air conditioning | ✓ Pets |
| Sur. built | 226 m² | ✓ Heating | ✓ Sea views |
| Sur. util | 203 m² | ✓ Mountain views | ✓ Storage |
| Bedrooms | 4 | ✓ Lift | ✓ Fireplace |
| Bathrooms | 4 | ✓ Security | ✓ Parking |
| Energy classification | F | ✓ Terrace | ✓ Concierge |
| Energy performance index | 215.00 kw h/m² year | ✓ Balcony | ✓ Built in closets |
| Emissions rating | E | ✓ Outside | |
| Emissions | 45.00 co/m² year | | |
| Year of construction | 1960 | | |
| Floor | 7 | | |



Sant Gervasi - Galvany / Barcelona

In one of the most coveted areas of Barcelona, we find this spectacular 226sq m flat, currently in the process of being refurbished with high quality finishes.

Located on the seventh floor of a building with a lift and concierge, this property combines spaciousness, luminosity and a modern design, offering an elegant and comfortable home.

On entering the flat, we are greeted by a lounge area with a fireplace that leads to a spacious living-dining room that opens onto a 10 m² terrace facing the Aribau street, allowing us to enjoy the afternoon sun and a pleasant sea view, creating an ideal atmosphere for relaxation and socialising. The open-plan kitchen is independent with an office area.

The interior layout has a total of four bedrooms. Three suites of which two of the spacious exterior rooms of 16 m² receive morning sun, and two interior rooms of 9 m², one en suite; perfect to adapt to different needs. A fourth complete bathroom serves the rest of the house.

One of the main rooms also has a private balcony from where you can admire privileged views of the sea and the emblematic Sagrada Família.

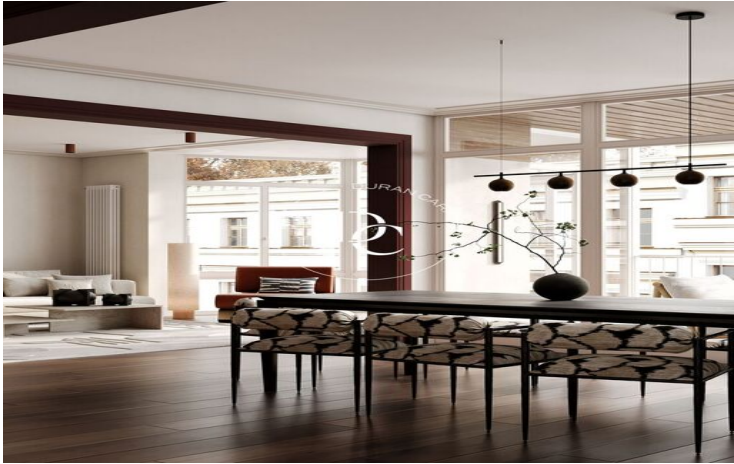
The flat has four bathrooms, two of them en suite, guaranteeing privacy and comfort. Built-in wardrobes offer practical and elegant storage solutions, while ducted air-conditioning throughout the flat with natural gas ensures maximum comfort at any time of the year.

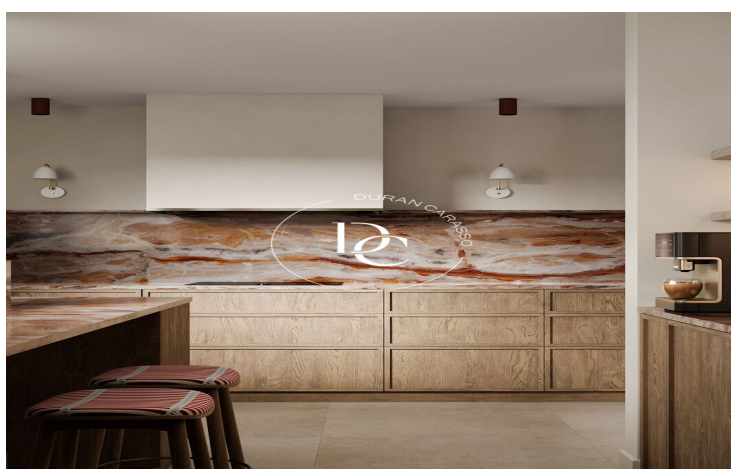
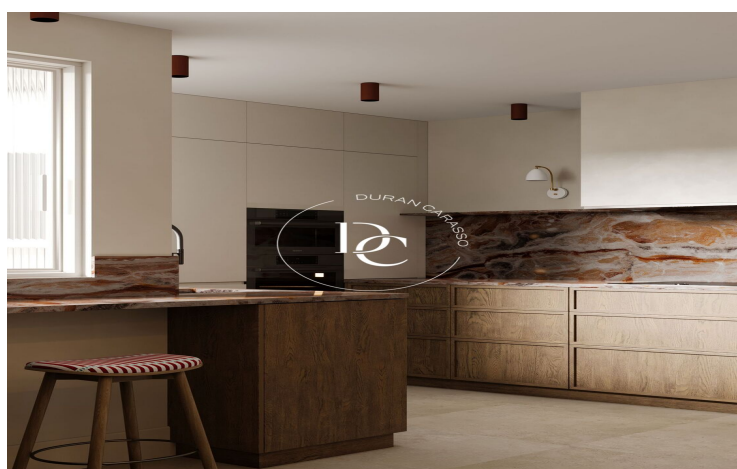
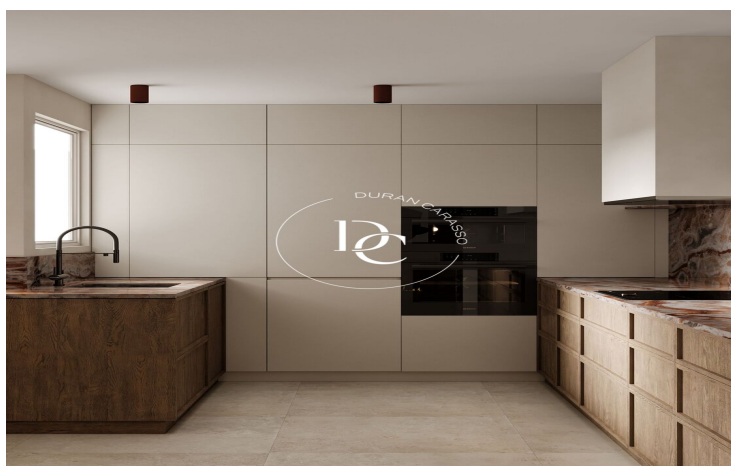
As added value, the property includes a storage room and a garage space in the same building, providing extra functionality and convenience. In addition, the building has a concierge service during working hours, guaranteeing security and attention to residents.

This exclusive property represents a unique opportunity for those looking for a sophisticated home in a privileged location.

For more information or to arrange a viewing, please do not hesitate to contact us.

...





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.