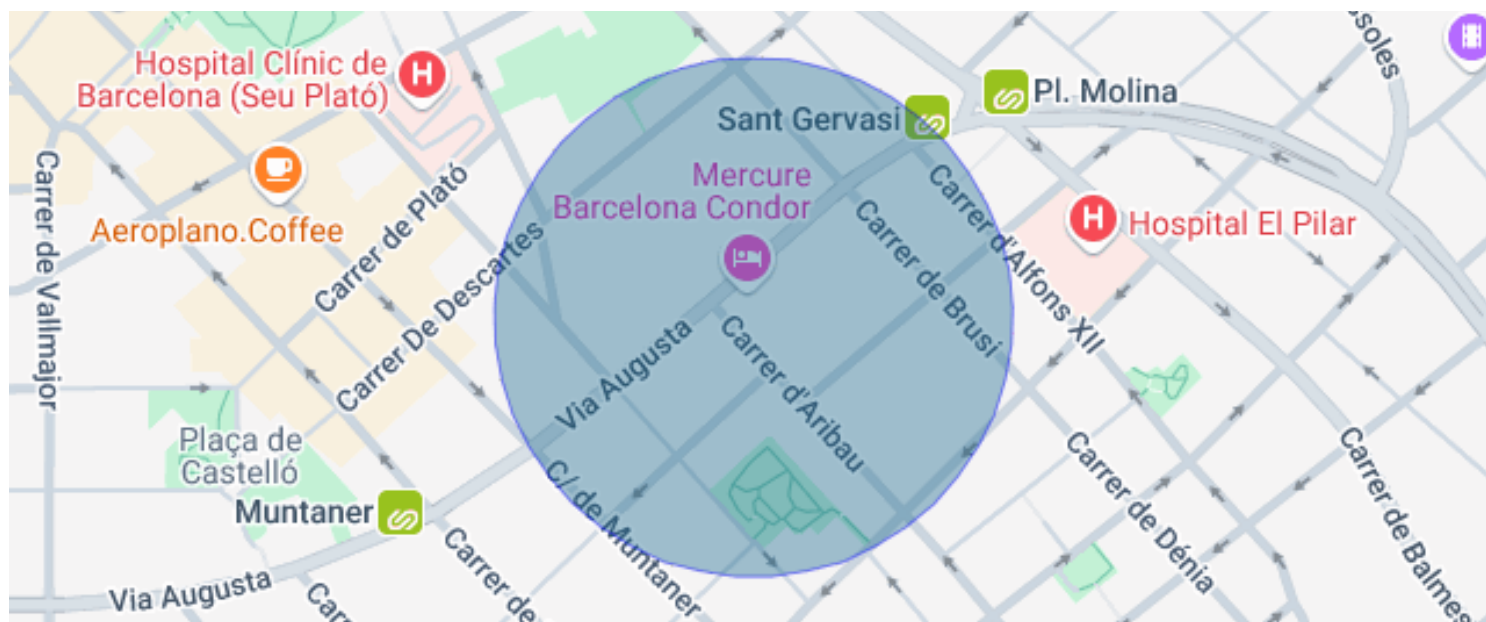




## 226 SQM LUXURY FLAT WITH VIEWS AND TERRACE FOR SALE IN SANT GERVASI - GALVANY, B...

Sant Gervasi - Galvany / Barcelona

<b>Price</b>	<b>€1,600,000</b>	✓ Air conditioning	✓ Pets
Sur. built	226 m <sup>2</sup>	✓ Heating	✓ Sea views
Sur. util	203 m <sup>2</sup>	✓ Mountain views	✓ Storage
Bedrooms	4	✓ Lift	✓ Fireplace
Bathrooms	4	✓ Security	✓ Parking
Energy classification	F	✓ Terrace	✓ Concierge
Energy performance index	215.00 kw h/m <sup>2</sup> year	✓ Balcony	✓ Built in closets
Emissions rating	E	✓ Outside	
Emissions	45.00 co/m <sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> receive morning sun, and two interior rooms of 9 m<sup>2</sup>, 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.

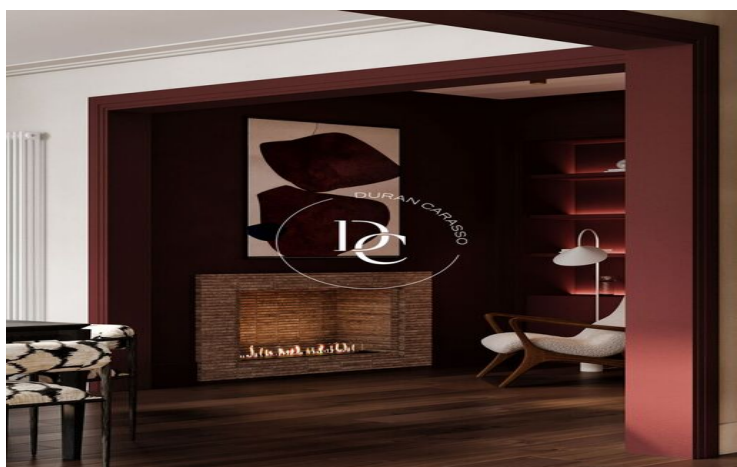
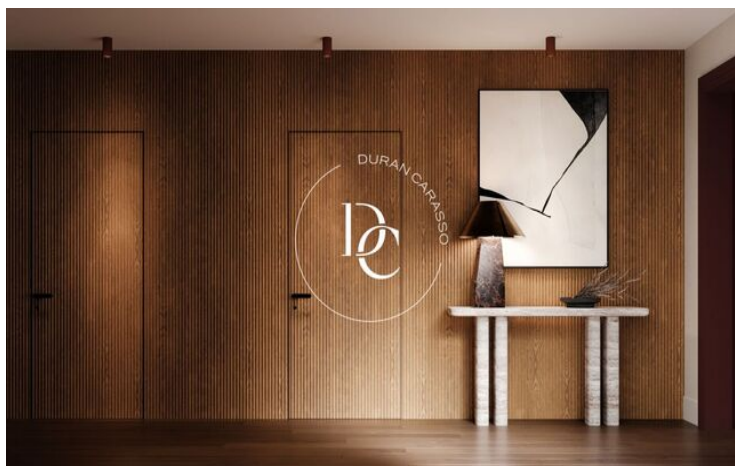
The flat has four bathrooms, two of them en suite, guaranteeing privacy and comfort. Built-in wardrobes offer practical and elegant storage solutions, while ducted air-conditioning throughout the flat with natural gas ensures maximum comfort at any time of the year.

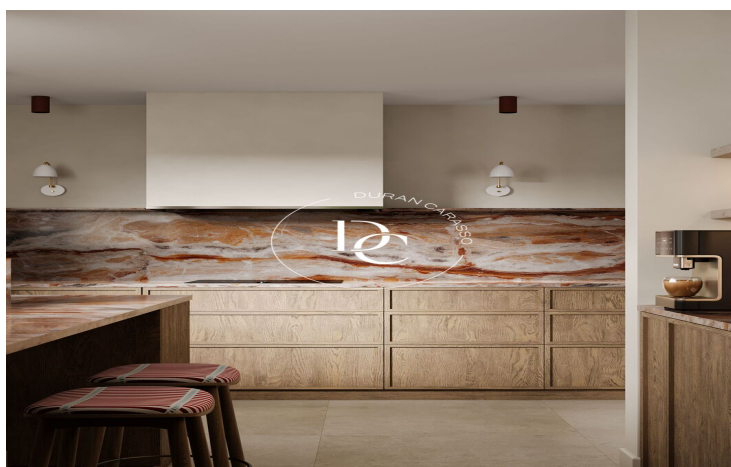
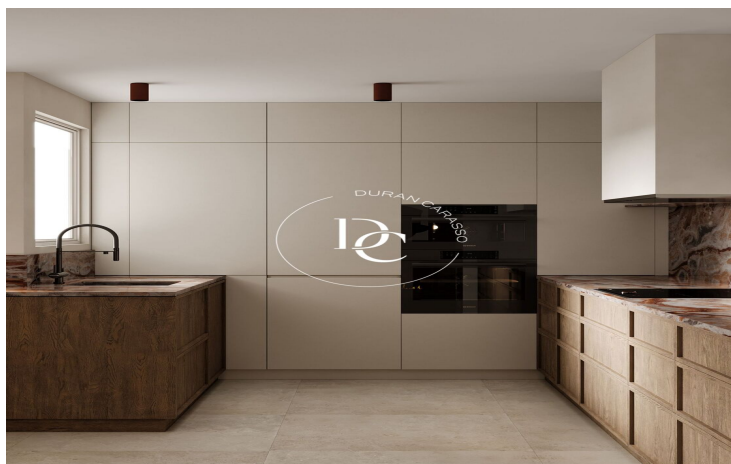
As added value, the property includes a storage room and a garage space in the same building, providing extra functionality and convenience. In addition, the building has a concierge service during working hours, guaranteeing security and attention to residents.

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.

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