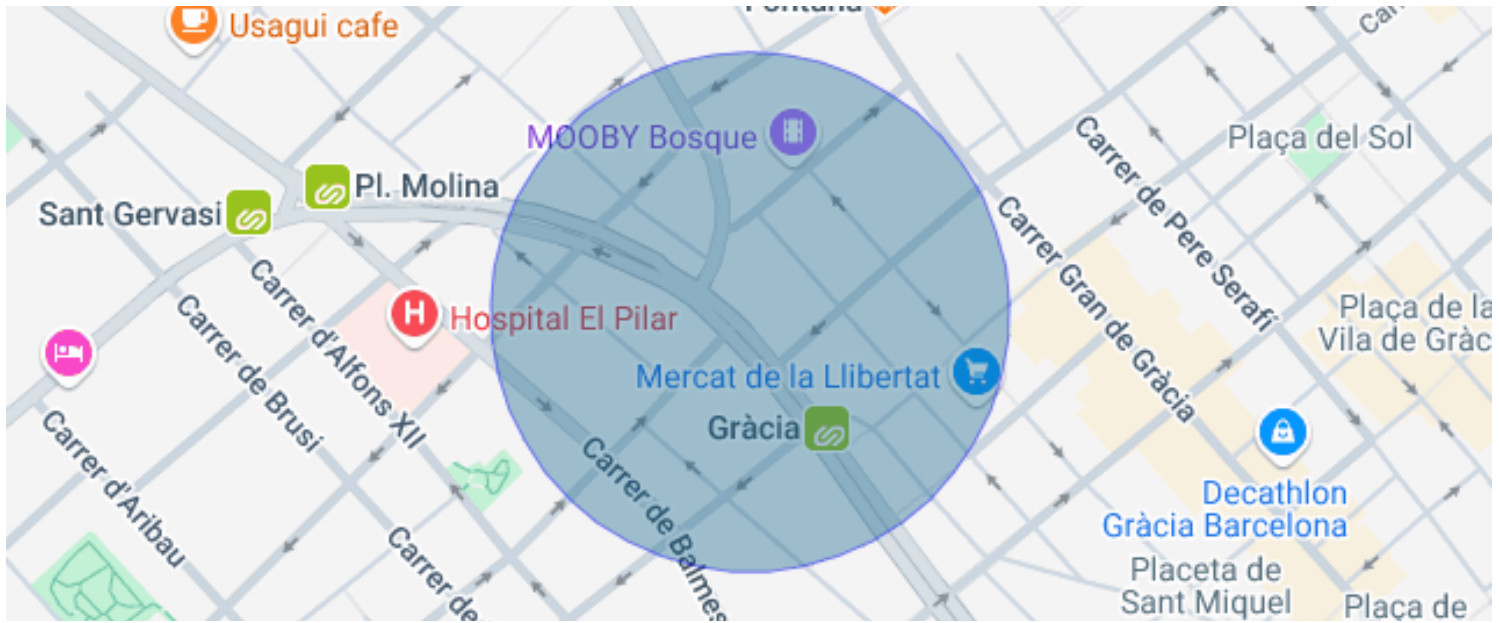




65 SQM FLAT FOR SALE IN BARCELONA

Sant Gervasi - Galvany / Barcelona

Price	€398,000	✓ Air conditioning	✓ Heating
Sur. built	65 m ²	✓ Mountain views	✓ Balcony
Sur. util	55 m ²	✓ Outside	
Bedrooms	2		
Bathroom	1		
Energy classification	F		
Energy performance index	230.00 kw h/m ² year		
Emissions rating	E		
Emissions	46.00 co/m ² year		
Year of construction	1920		
Floor	4		



Sant Gervasi - Galvany / Barcelona

Discover this bright and charming apartment in a 1920 regal building, located in the exclusive Galvany neighborhood, just steps from Gràcia and Sant Gervasi metro stations.

With 65 m² built (55 m² usable space), this home stands out for its unique character and fully exterior layout, ensuring natural light throughout the day.

Main features:

- Two bedrooms, both with balconies and views of Tibidabo.
- Spacious living-dining area with open views of a charming courtyard with palm trees.
- Bright kitchen in perfect condition.
- Well-maintained bathroom.
- Two balconies, one on each side of the apartment.
- Large communal rooftop terrace.

Unique details:

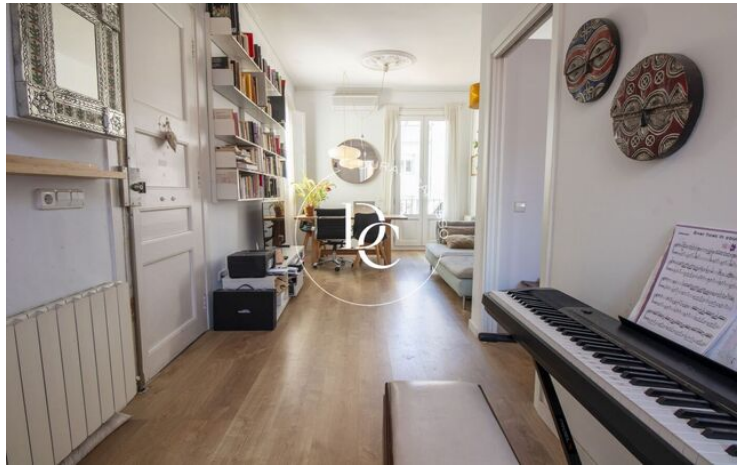
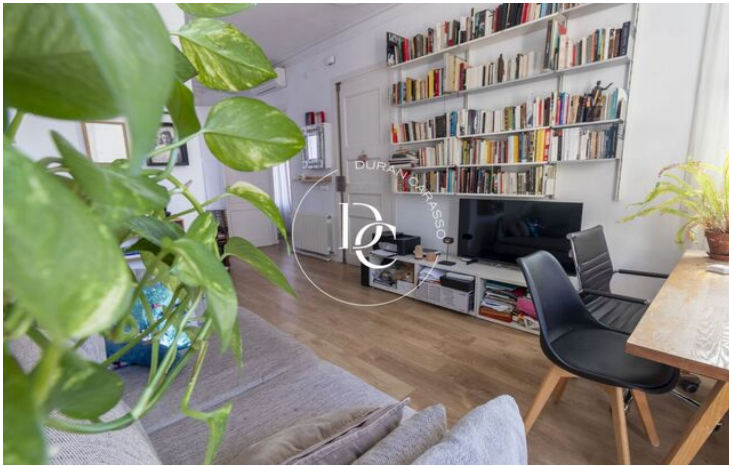
- Renovated in 2019, featuring parquet flooring.
- Double-glazed wooden windows for insulation.
- Gas heating and air conditioning (2 units).
- High ceilings (almost 3m) with classic moldings and reliefs, adding a stately touch.

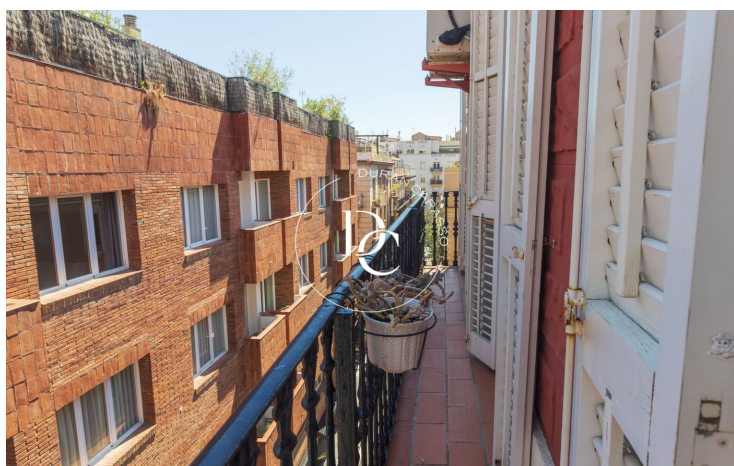
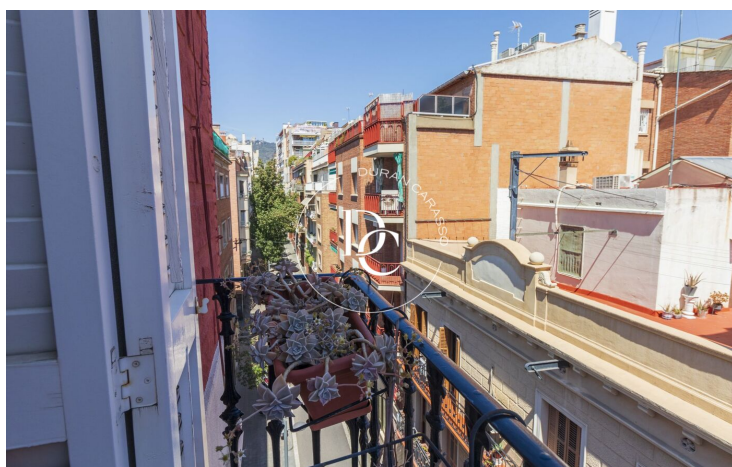
4th floor without an elevator

The building is in good condition and passed the ITE inspection in 2015, with the next one scheduled.

Availability: move-in ready by October 2025.

A unique opportunity to live in one of Barcelona's most sought-after neighborhoods, combining the charm of classic architecture with modern comfort. Contact us for more information!





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.