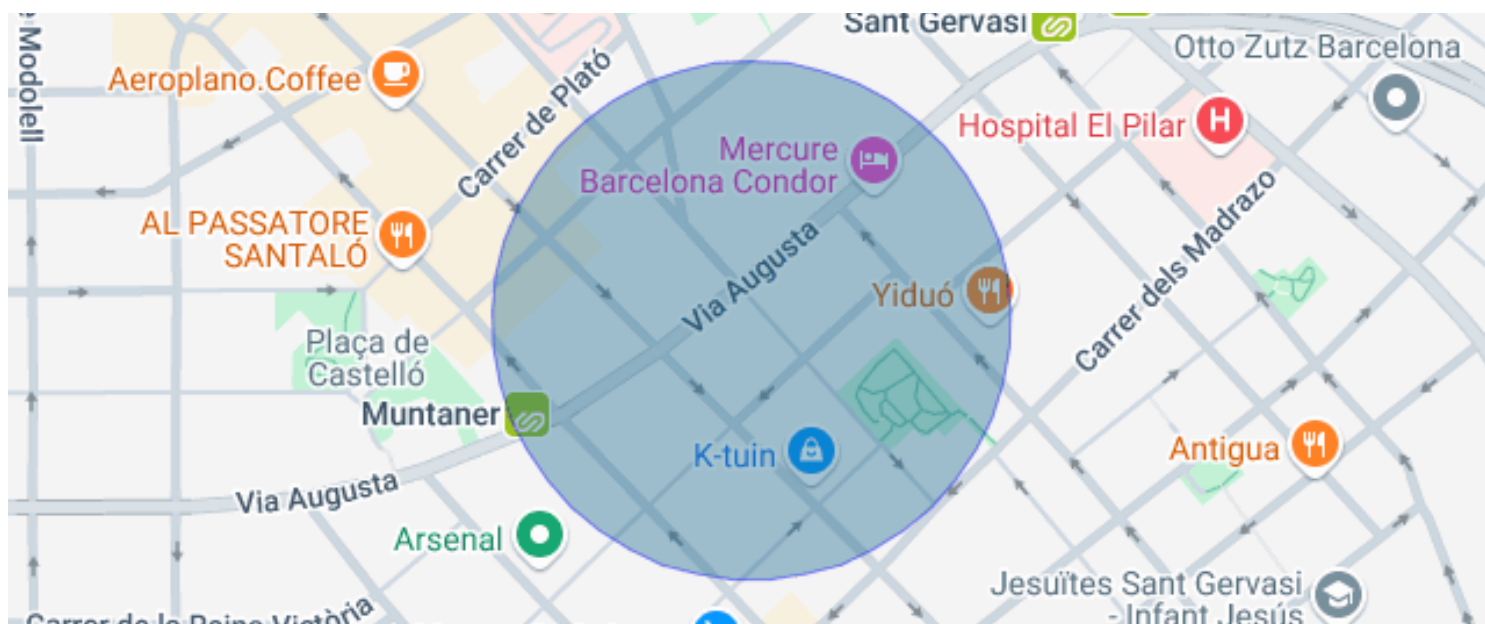




## 78 SQM FLAT FOR SALE IN SANT GERVASI - GALVANY, BARCELONA

Sant Gervasi - Galvany / Barcelona

<b>Price</b>	<b>€549,000</b>	✓ Air conditioning	✓ Pets
Sur. built	94 m <sup>2</sup>	✓ Heating	✓ Views
Sur. util	63 m <sup>2</sup>	✓ Lift	✓ Security
Bedrooms	2	✓ Terrace	✓ Concierge
Bathrooms	2	✓ Balcony	
Energy classification	E		
Energy performance index	171.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	31.00 co/m <sup>2</sup> year		
Year of construction	1975		



## Sant Gervasi - Galvany / Barcelona

Located on Tavern Street, just steps from Muntaner and Via Augusta, this fantastic newly renovated apartment is a true gem.

With 94 m<sup>2</sup> of built space, this apartment is on the first floor and features its own private terrace of 8 m<sup>2</sup>, accessed directly from the living room. The open, airy layout highlights its contemporary design, with the living room seamlessly integrated with the kitchen, which is fully equipped with Bosch appliances of the latest generation. Additionally, there is a spacious interior patio of 6 m<sup>2</sup>, perfect for creating a peaceful oasis or for additional storage or laundry space.

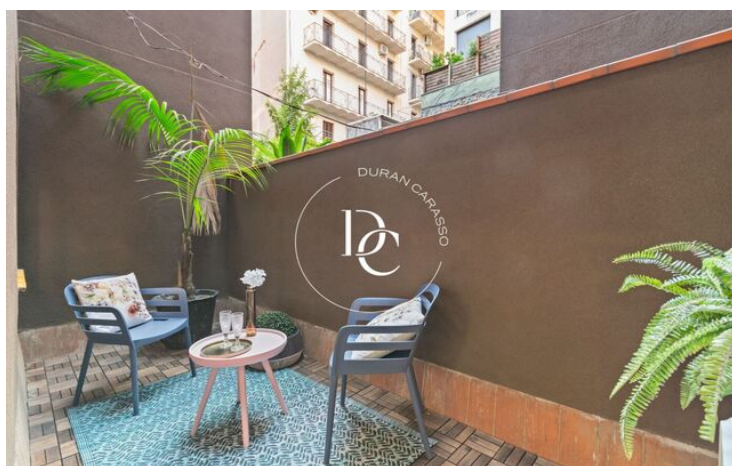
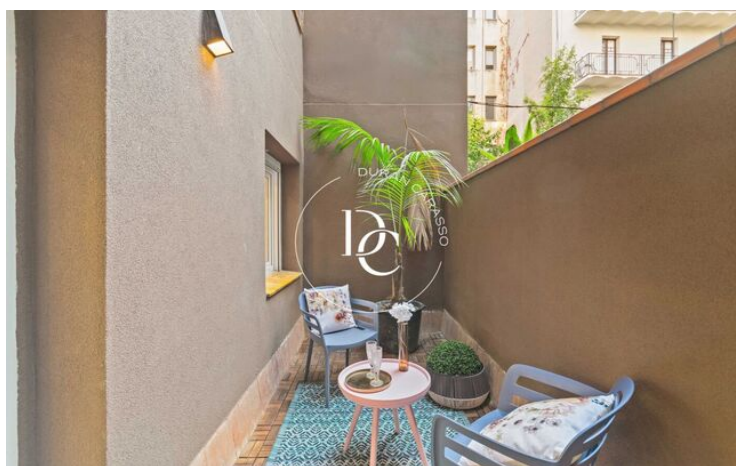
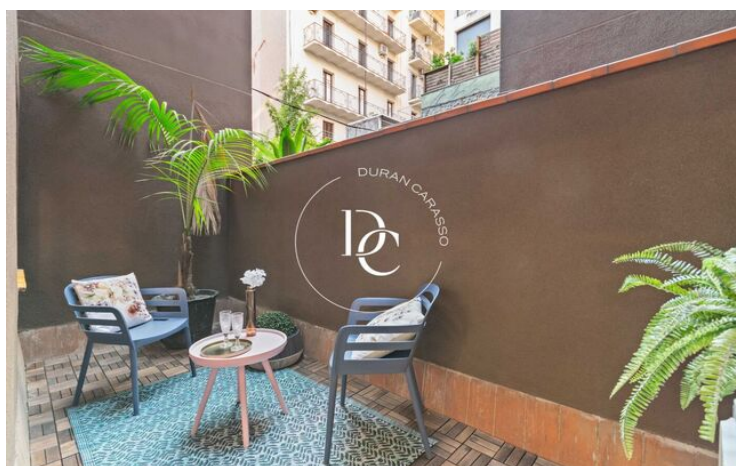
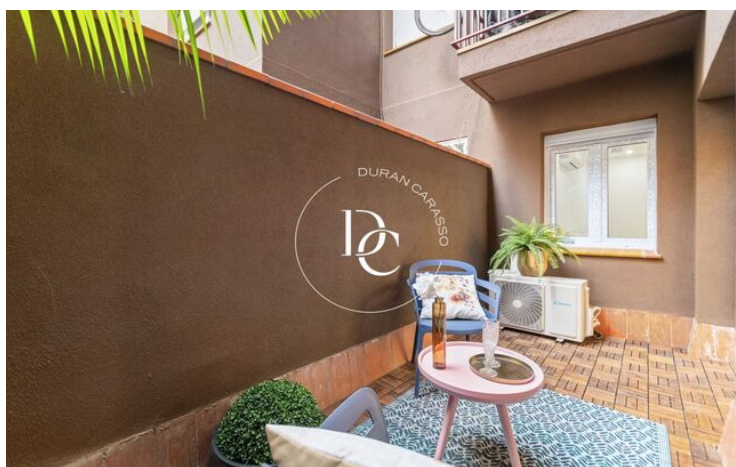
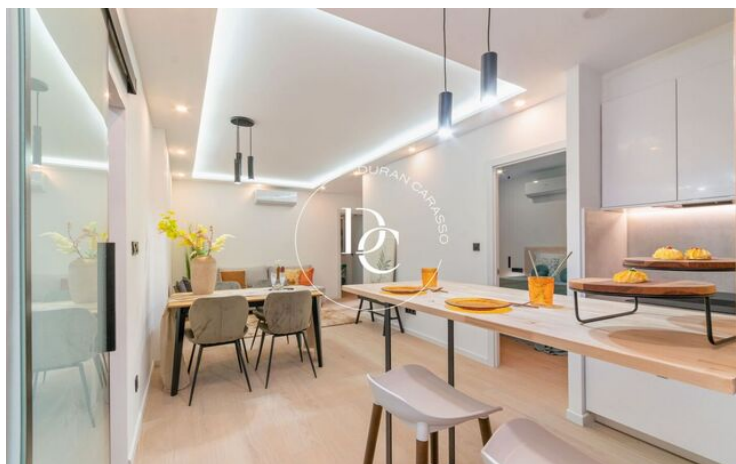
The night area includes 2 bedrooms, one with an en-suite bathroom, and a second full bathroom that serves the rest of the apartment. Both bathrooms feature a modern and functional style.

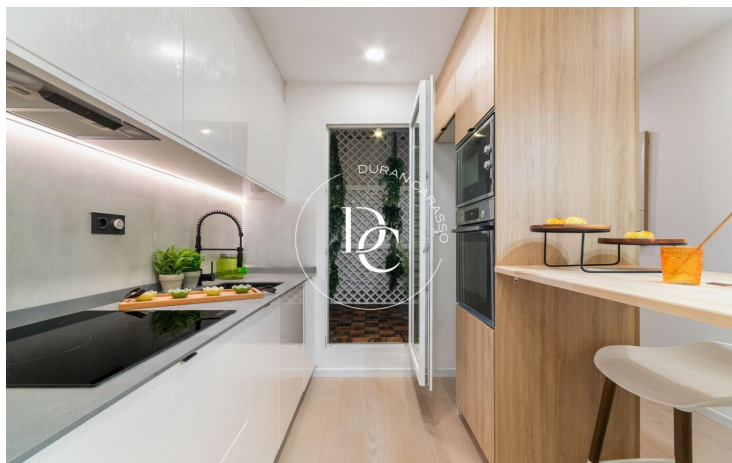
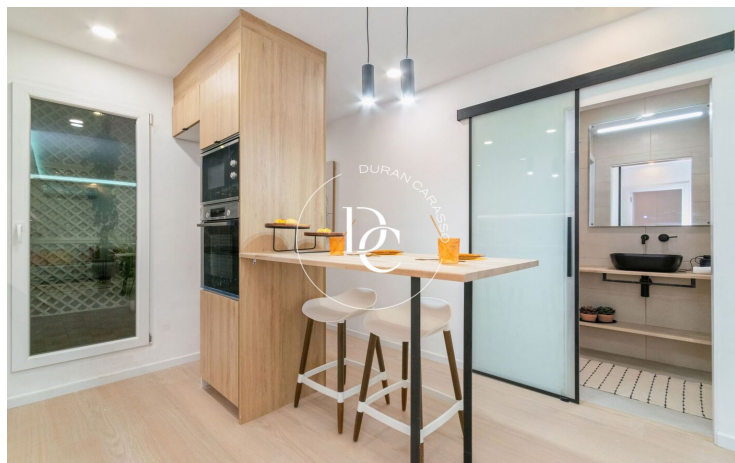
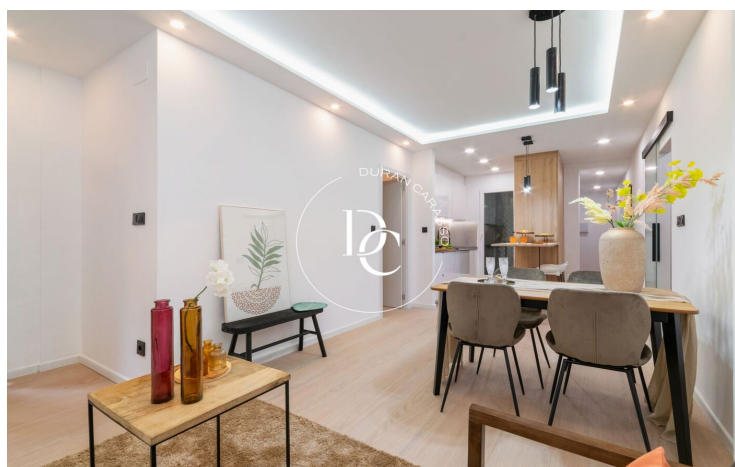
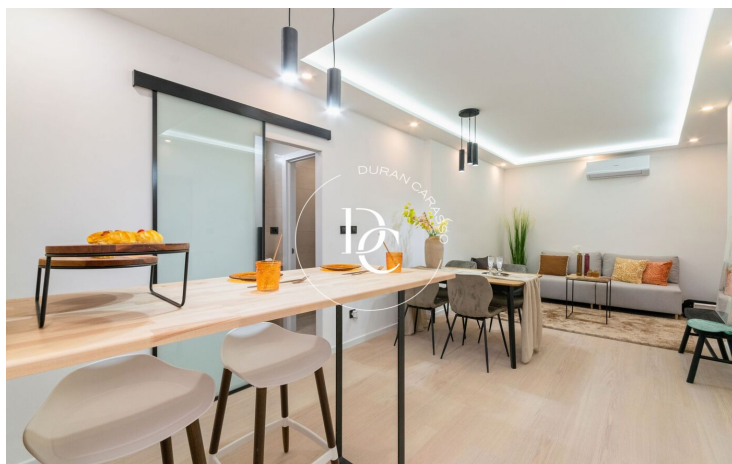
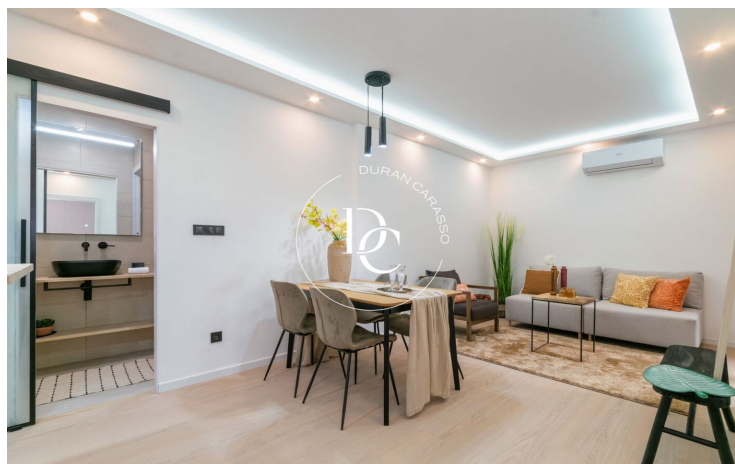
The apartment is equipped with heating via a cold/heat pump and air conditioning, ensuring year-round comfort.

This is undoubtedly your ideal home to live in the traditional residential neighborhood of Galvany, surrounded by restaurants, parks, and with excellent public transport access, offering a superb urban lifestyle.

Don't hesitate to contact us to schedule a visit!

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