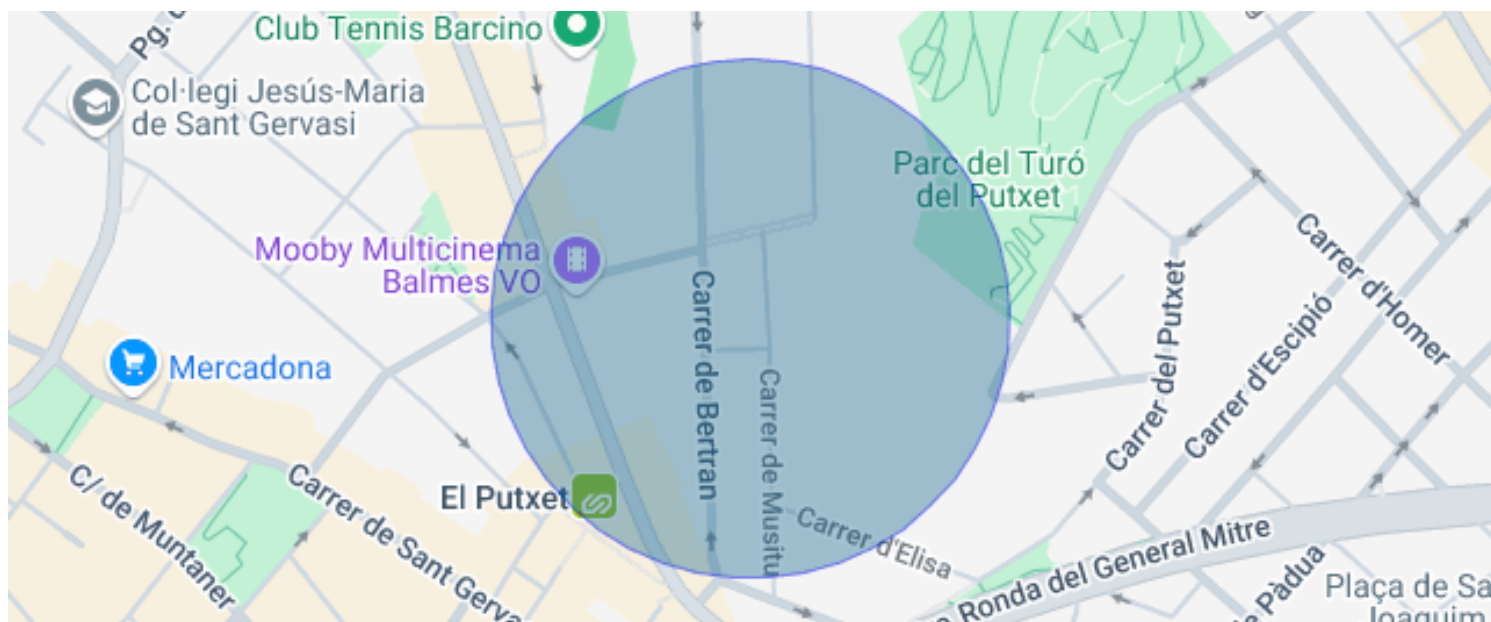


DUPLEX WITH GARDEN AND POOL IN SARRIÀ-SANT GERVASI

Sant Gervasi - La Bonanova / Barcelona

Price	€1,470,000	✓ Pool	✓ Air conditioning
Sur. built	249 m ²	✓ Heating	✓ Backyard
Bedrooms	4	✓ Parking	✓ Terrace
Bathrooms	3	✓ Built in closets	✓ Outside
Energy classification	Pending		
Emissions rating	Pending		
Floor	bj		



Sant Gervasi - La Bonanova / Barcelona

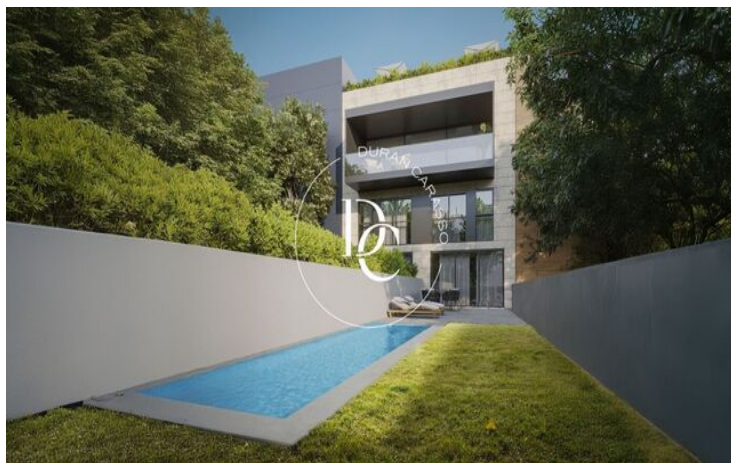
Located in the prestigious Berlinès 45 project, this exclusive ground-floor apartment offers an oasis of tranquility in the heart of Barcelona. Designed for those seeking spaciousness, privacy, and a connection with the outdoors, it combines open spaces, natural light, and top-quality finishes.

The heart of the residence is its spacious daytime area, where an elegant open-concept living-dining room connects seamlessly with a contemporary design kitchen. The latter, fully equipped with state-of-the-art appliances, integrates smoothly with the social area, creating a modern and welcoming atmosphere.

The sleeping area features spacious and comfortable bedrooms, designed to ensure maximum well-being. The master bedroom includes an en-suite bathroom and a walk-in closet, providing an exclusive space for relaxation and comfort.

The standout feature of this residence is its spectacular outdoor space. A large garden provides a natural environment perfect for relaxation and entertainment. The private pool becomes the centerpiece of this space, offering an exclusive retreat to enjoy the Mediterranean climate in total privacy.

This ground-floor apartment at Berlinès 45 represents the perfect combination of luxury, comfort, and nature, making it an ideal choice for those who wish to live in one of Barcelona's best areas without compromising on the exclusivity of a private outdoor space.



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