



## EXCLUSIVE DUPLEX FOR SALE WITH TERRACE IN NEWLY BUILT ESTATE NEXT TO PARK GÜELL...

Vallcarca i els Penitents / Barcelona

<b>Price</b>	<b>€627,000</b>	✓ Air conditioning	✓ Heating
Sur. built	147 m <sup>2</sup>	✓ Mountain views	✓ Storage
Sur. util	147 m <sup>2</sup>	✓ Lift	✓ Parking
Bedrooms	3	✓ Terrace	✓ Balcony
Bathrooms	2	✓ Built in closets	✓ Outside
Energy classification	Pending		
Emissions rating	Pending		
Year of construction	2024		
Floor	bj		
Actual floor	1		



## Vallcarca i els Penitents / Barcelona

Magnificent duplex of high standing, located in a quiet, eco-efficient and accessible new-build estate, very well connected and just a few minutes' walk from all services.

It offers a modern lifestyle and luxury finishes that stand out for their quality and contemporary design.

The property is totally exterior. Entering the property we find a double-height living room, a spacious and bright space, ideal for creating different atmospheres and enjoying the natural light. The kitchen, equipped with electrical appliances, includes practical storage units and a convenient separate laundry area.

A double bedroom with access to a lovely terrace, ideal for enjoying the outdoors. The floor is complemented by an elegant bathroom with shower.

On the first floor, you will be surprised by a large multipurpose room overlooking the living room, very bright, perfect as an additional living or entertainment room. Here you will also find two bedrooms, one double and one single, very comfortable, both with balconies, as well as a second large bathroom with shower, designed to provide the utmost comfort servicing the upper floor.

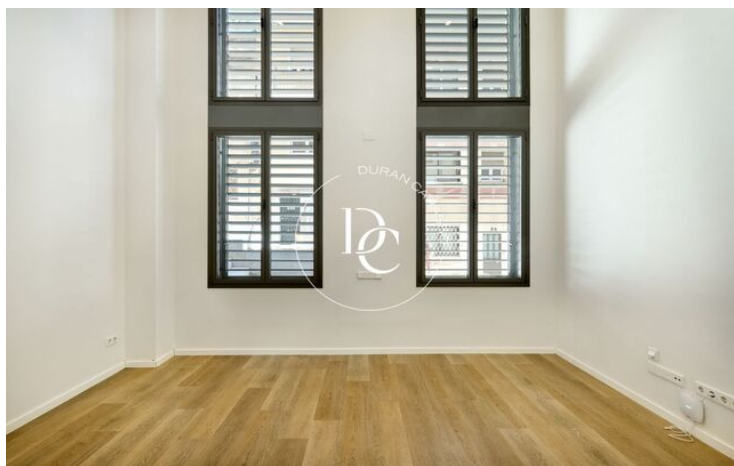
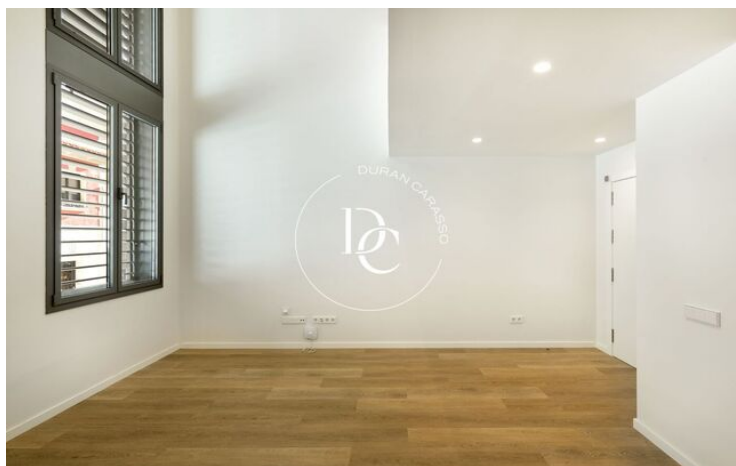
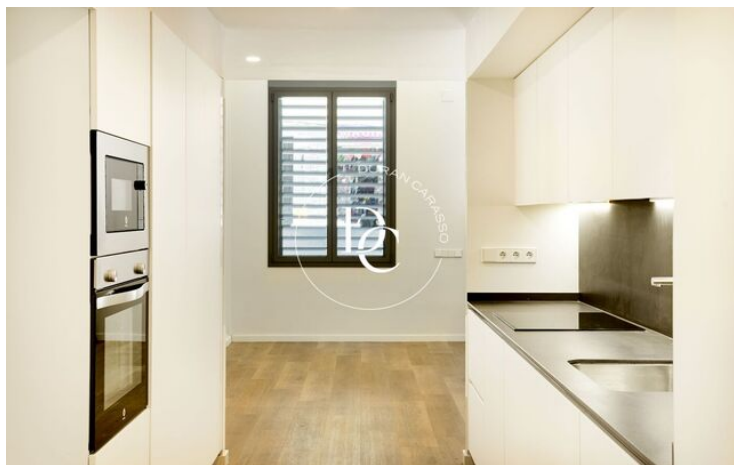
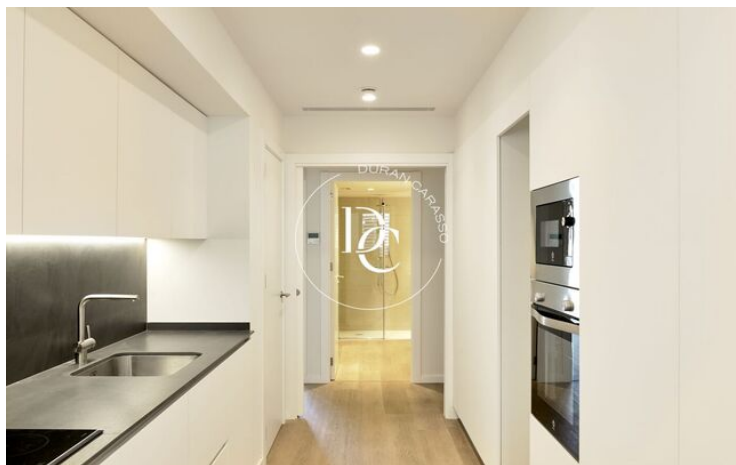
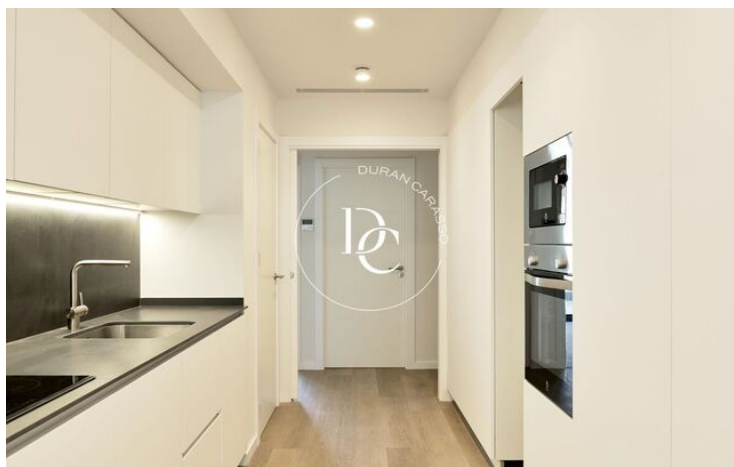
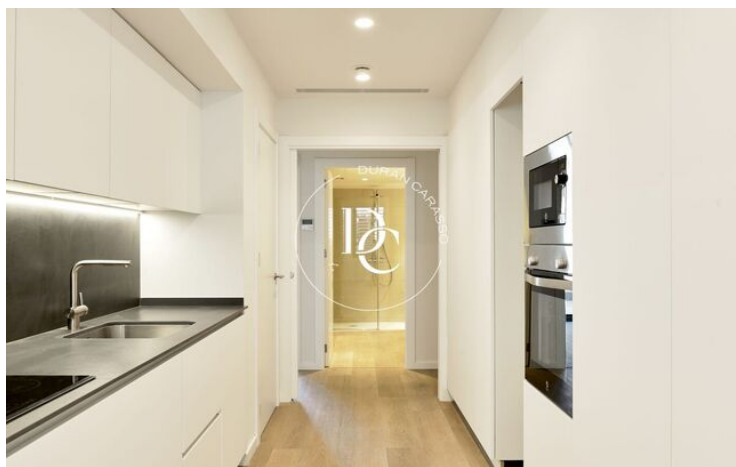
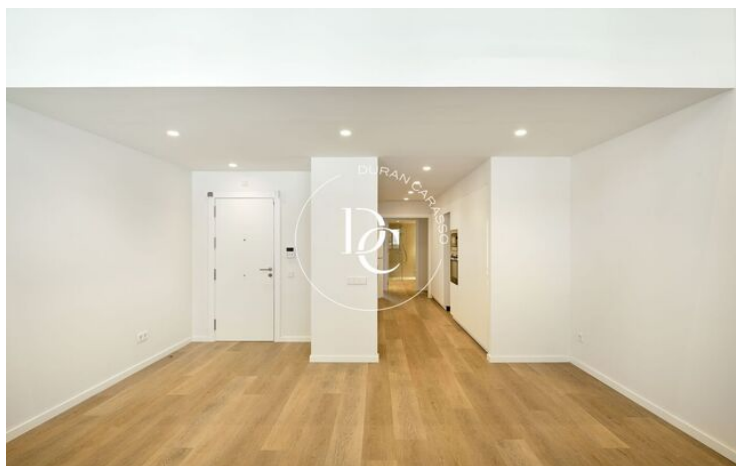
The property is built under the strictest energy and efficiency criteria, with Energy Certification A (the greenest), with all the comforts of an eco-efficient way; Aerothermal systems of the latest technology, double glazed windows, electric shutters complete the set of amenities offered by this exceptional home.

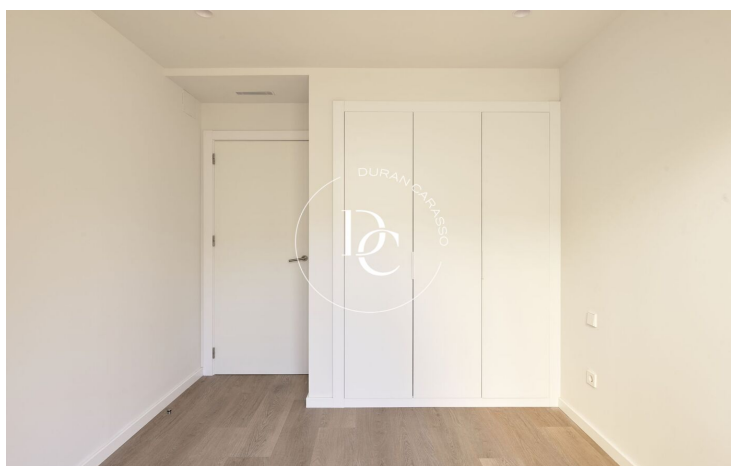
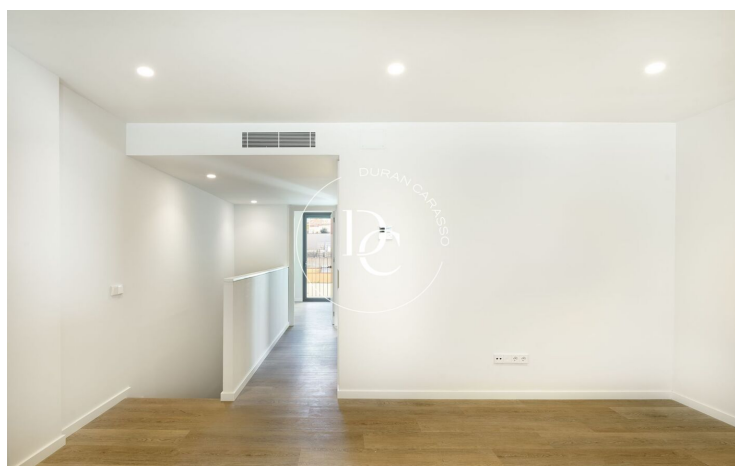
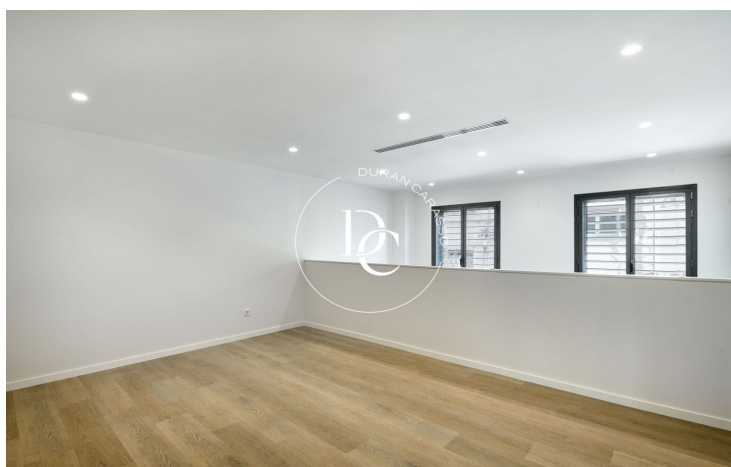
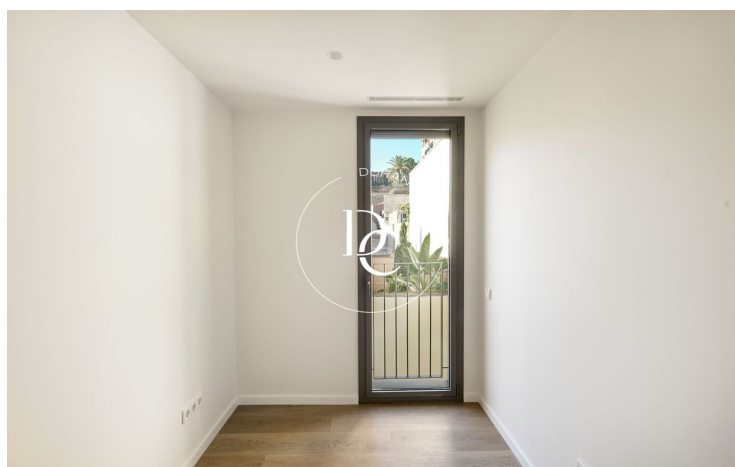
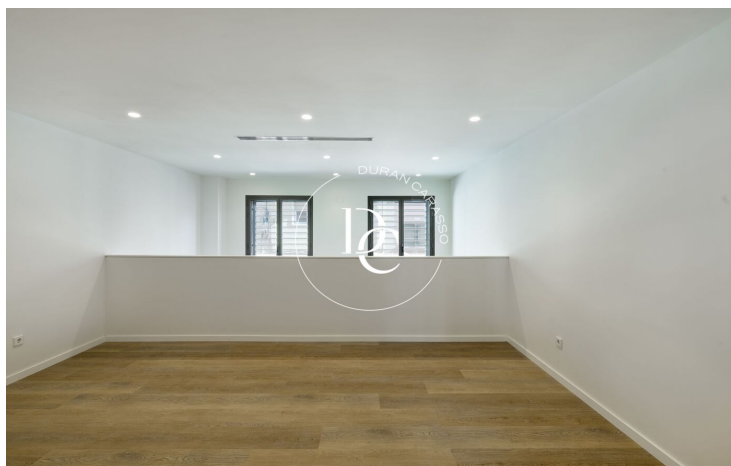
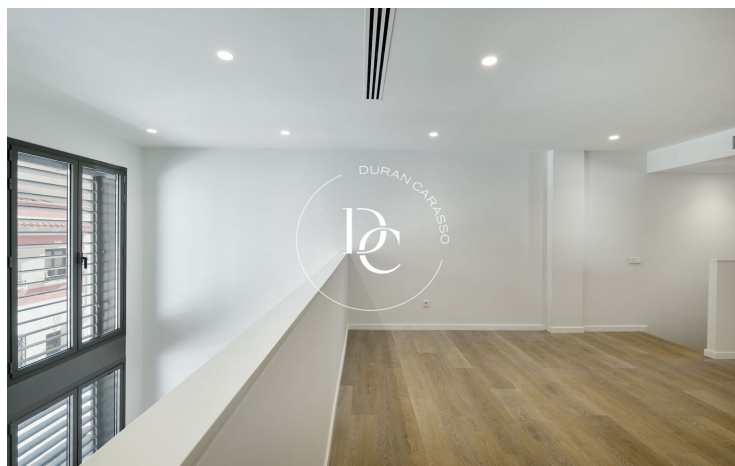
The flat has details designed to offer you maximum comfort.

The 164 m2 communal roof terrace was designed to enjoy stunning views of Barcelona and to enjoy the outdoors as a solarium and is accessed directly by lift.

It also has parking spaces for cars and motorbikes in the same building - check prices - and each property has a storage room attached.

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