

(Camp d'en Grassot - Gràcia nova)

Ref: ONB2509007



## *Brand New Apartment with Garden and Private Swimmingpool*

Building of new construction, just completed, located on a quiet, tree-lined semi-pedestrian street, just a short distance of Paseo de Sant Joan and Travessera de Gràcia. The development consists of a total of six apartments. Two duplex apartments with a private garden and swimming pool of approximately 4mx3mx2m still available. Each Apartment has a constructed surface area of aprox 94 m<sup>2</sup> and is distributed as follows: on the ground floor, a living-dining room with an open kitchen and access to the garden, one bedroom and a bathroom. On the upper floor is the main suite overlooking the garden, with a walk-in wardrobe and en suite bathroom. The apartments feature all the comforts of a new construction: hot/cold climate control and domestic hot water by atherothermal system, double-glazed windows with thermal break, and all the corresponding warranties. Regarding finishes: the kitchen furniture are from the brand AMBIT and are equipped with an induction hob, extractor hood, oven, microwave, and dishwasher by BALAY; the floors are wide-plank AC4-class laminated vinyl parquet, and the bathrooms are finished with porcelain stoneware tiles. The apartments are also provided [...]

Barcelona /  
Camp d'en Grassot - Gràcia nova  
Unit bj 1<sup>a</sup>  
Completion Q4 2025

### **FEATURES**

Surface 94 m<sup>2</sup> / 37 m<sup>2</sup> terrace  
2 Rooms  
2 Toilets

- ✓ Views
- ✓ Heating
- ✓ AACC
- ✓ Terrace
- ✓ Backyard
- ✓ Pool
- ✓ Lift



(Camp d'en Grassot - Gràcia nova)

Ref: ONB2509007



(Camp d'en Grassot - Gràcia nova)

Ref: ONB2509007



(Camp d'en Grassot - Gràcia nova)

Ref: ONB2509007



The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

Contact us today for more information or to arrange a viewing

Tel: 93 528 89 08 [apropertiesbarcelona@aproperties.es](mailto:apropertiesbarcelona@aproperties.es) <https://www.aproperties.es>