



(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 aerothermal 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 2<sup>a</sup>  
Completion Q4 2025

### **FEATURES**

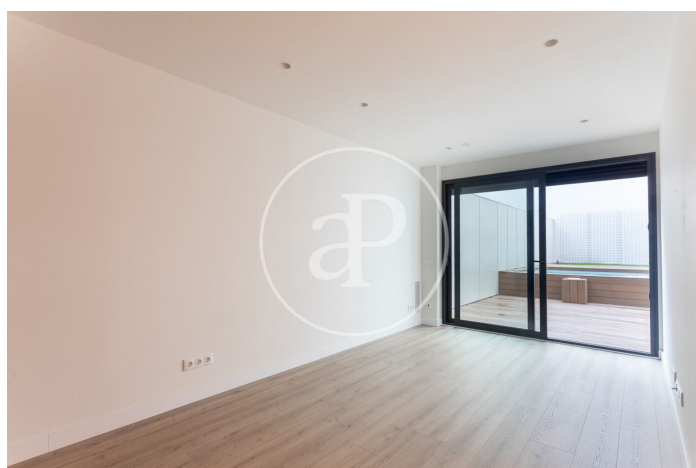
Surface 94 m<sup>2</sup> / 37 m<sup>2</sup> terrace  
2 Rooms  
2 Toilets

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



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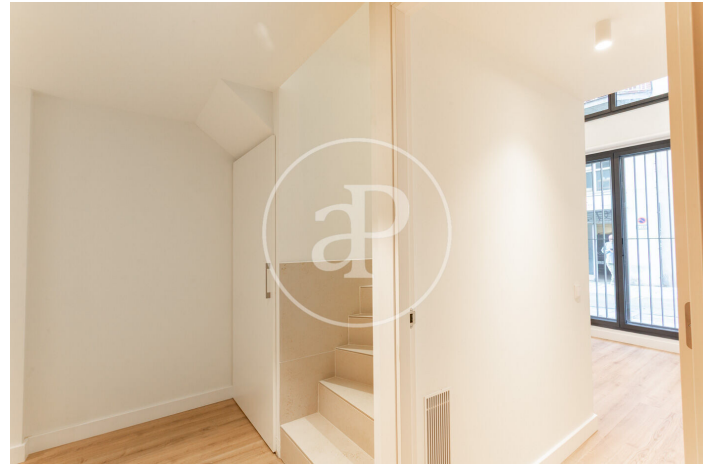


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Paseo de Gracia 85  
Tel: 93 528 89 08  
<https://www.aproperties.es>

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