APROPERTIES
REAL ESTATE

Paseo de Gracia 85
08008 Barcelona
T. 93 528 89 08
www.aproperties.es

**Sant Gervasi - Galvany, Barcelona** **REF. VB2611089**

# Flat for sale on Travessera de Gràcia

## Features

- ✔ Views
- ✔ Heating
- ✔ Terrace
- ✔ Lift

Surface
**195 m²**

Bedrooms
**4**

Bathrooms
**4**

Price
**2,350,000 €**



In the heart of Galvany, in the Sarrià-Sant Gervasi district, aProperties Real Estate presents this exclusive, brand-new luxury flat, fully renovated, located on Travessera de Gràcia, next to Carrer d'Alfons XII. Set in an elegant 1945 building, the home offers 185 m² of usable space and a 5 m² balcony. It is on the first floor (actual second floor) and combines the character of classic Barcelona architecture with the comfort and design of a contemporary renovation. The home has a spacious entrance hall leading to a bright living-dining room with large windows and double-glazed aluminium frames. The fully equipped kitchen has a practical pantry. The night area, arranged along a hallway with a Catalan vaulted ceiling, offers five bedrooms, additional spaces for a study or storage, and a laundry area with a shower. The highlight is the main suite, with a walk-in wardrobe and private bathroom, which opens onto a balcony overlooking a quiet interior courtyard. Two single bedrooms share a bathroom and are connected by a gallery with sliding doors. The layout is completed by another double bedroom with an en-suite bathroom and built-in wardrobes. Living in Galvany means enjoying one of Barcelona's most highly regarded residential neighbourhoods, with an excellent dining scene, select shops, services and good connections, in a setting that combines tranquillity and city life. An ideal property for...

**Contact us,**
we will be happy to assist you,
to offer you more details and information.

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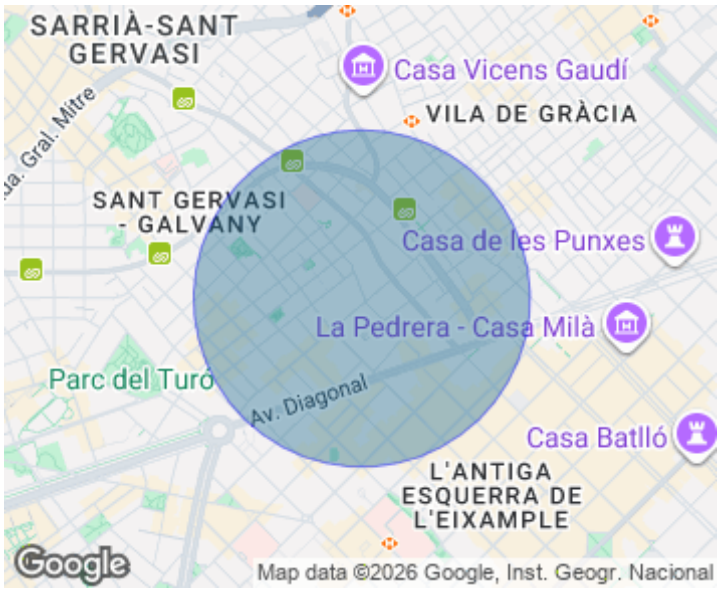




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For **more information** or
to make an appointment

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