

Sant Gervasi - Galvany, Barcelona

REF. VB2301039



## Flat for sale with Terrace in Sant Gervasi - Galvany (Barcelona)

### Features

- ✓ Views
- ✓ Heating
- ✓ Boxroom
- ✓ AACC
- ✓ Terrace
- ✓ Backyard
- ✓ Lift
- ✓ Concierge

Price

**1,295,000 €**

Surface

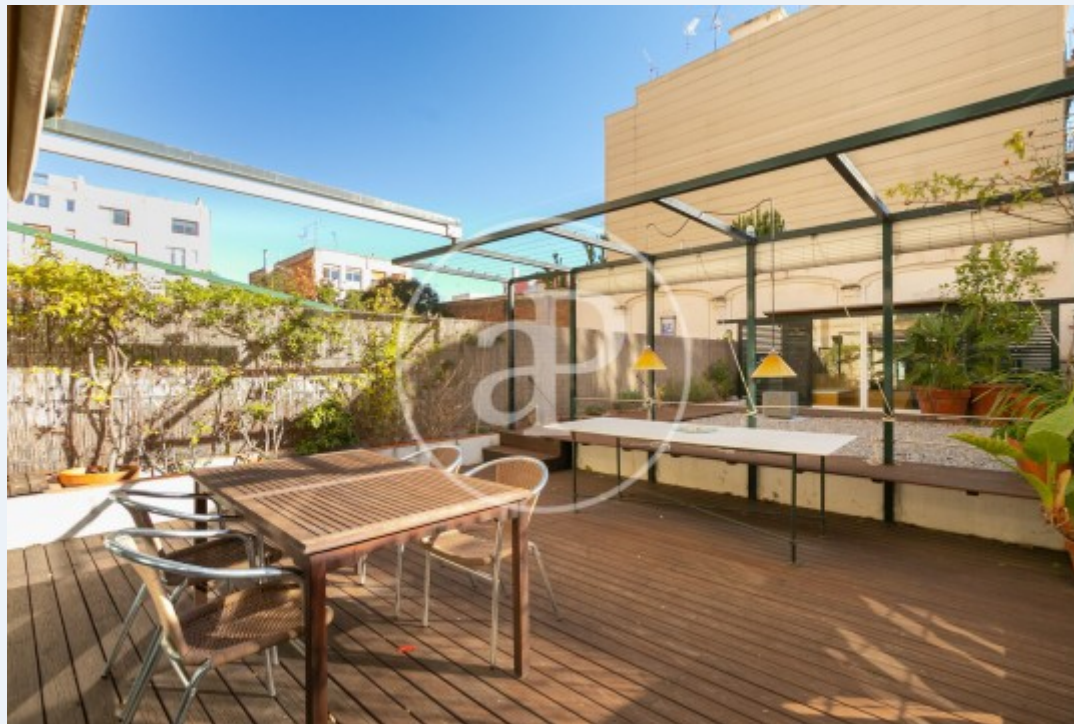
**329 m<sup>2</sup>**

Bedrooms

**2**

Bathrooms

**3**



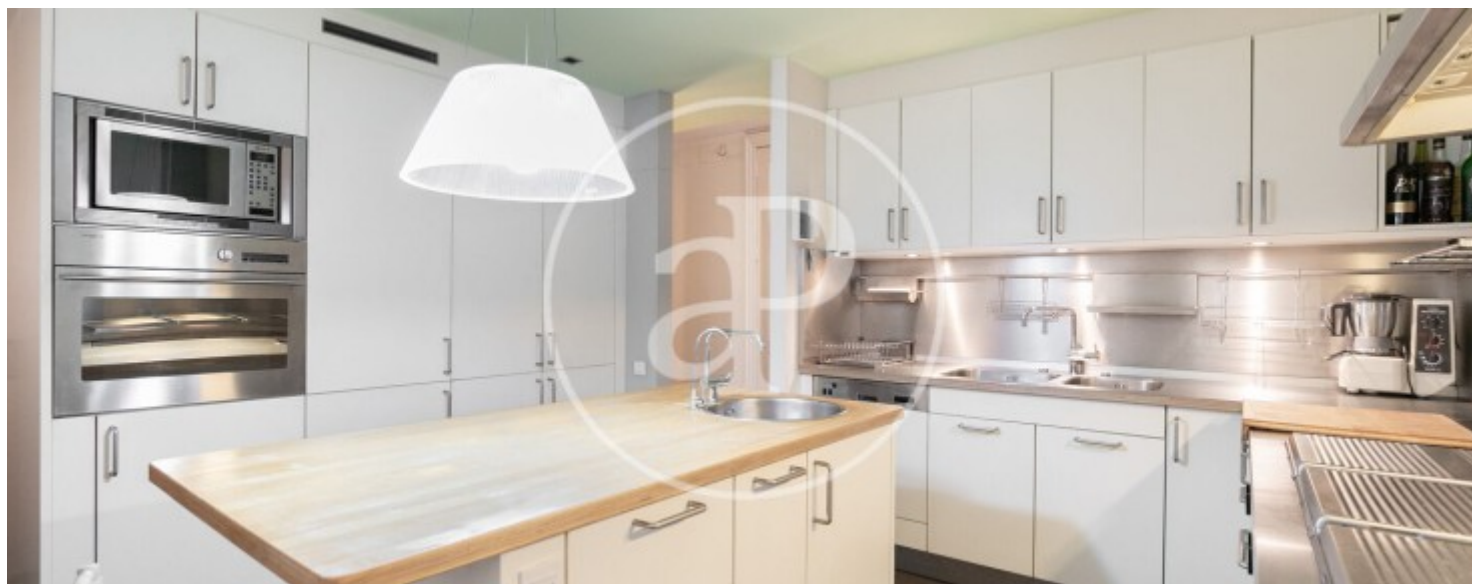
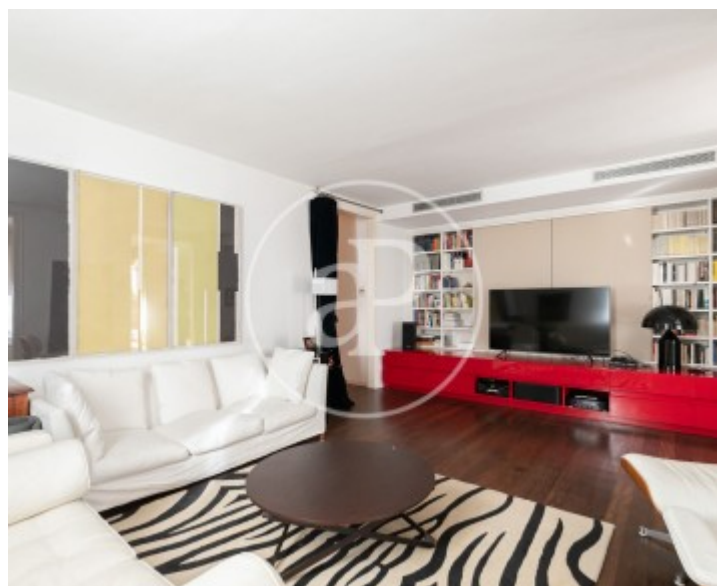
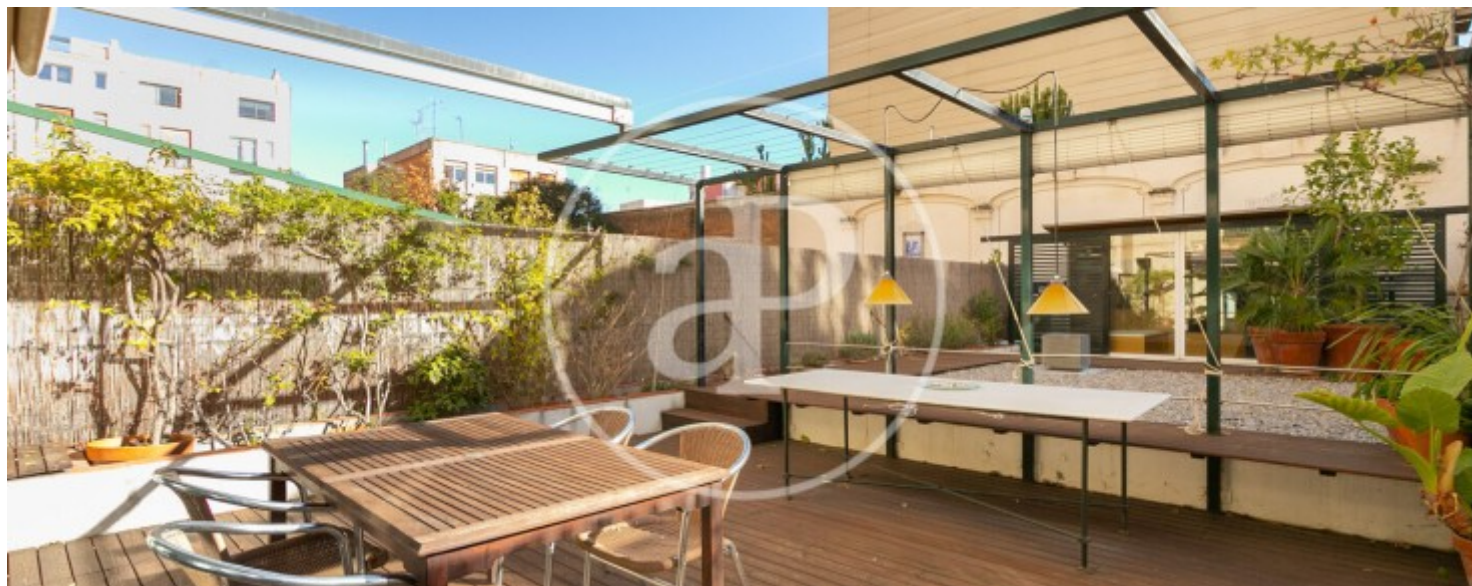
This fabulous and unique property is located in one of the most exclusive areas of the city centre, surrounded by excellent shops, services and restaurants, just a few metres from the streets of Via Augusta and Balmes. It is an exceptional and unique piece due to its interior design, the conception of the space, and an incredible garden terrace of more than 100m<sup>2</sup>. The property is located in a fabulous regal building with lift and concierge and has 192 m<sup>2</sup>, plus 130 m<sup>2</sup> of garden terrace, all with a very practical and original distribution. The entrance hall, located in the centre of the property, perfectly distributes the different spaces. On the one hand, in the day area, there is a large living room with three areas: dining room, living room and office, with access to

the jewel of the house: the large garden terrace. Also in the day area is the kitchen, with a beautiful central island and fully equipped with Gaggenau appliances. Finally, a storage/service room completes this area, together with a guest toilet. In the night area are the two bedroom suites. With the current layout, a third double bedroom could easily be added. The master suite has a dressing room with access to the suite, a large wooden and marble bathroom with bathtub and shower and a beautifully decorated double bedroom. The second suite is a comfortable...

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

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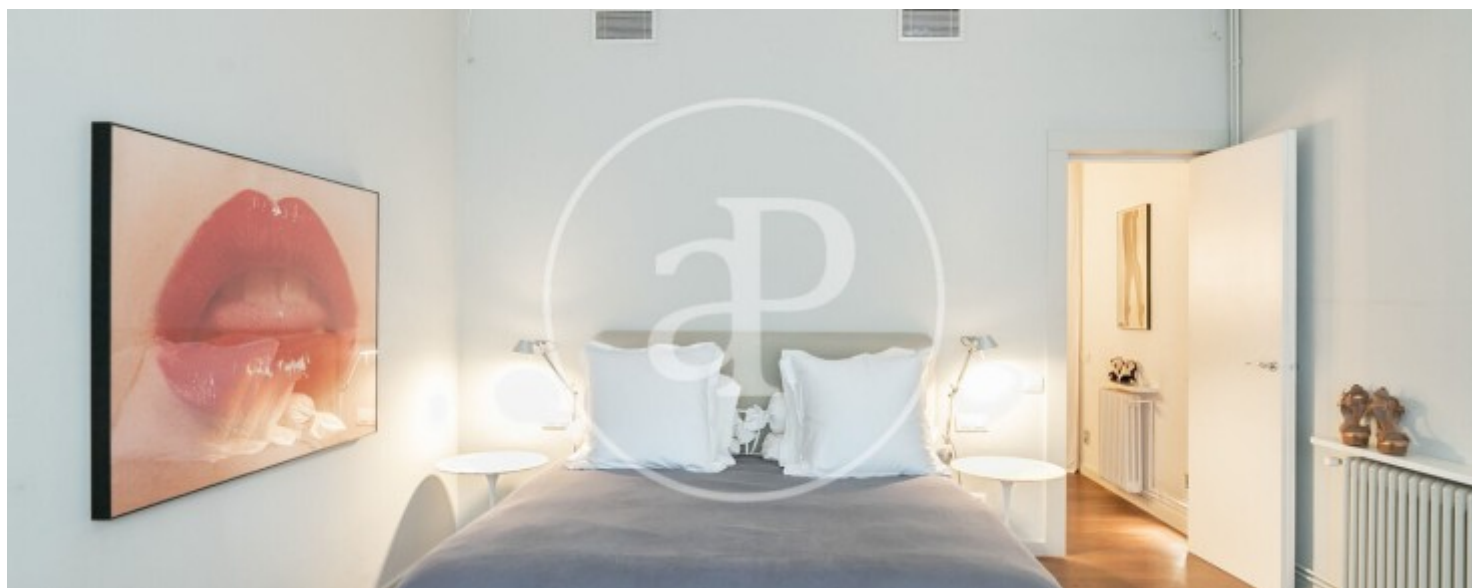
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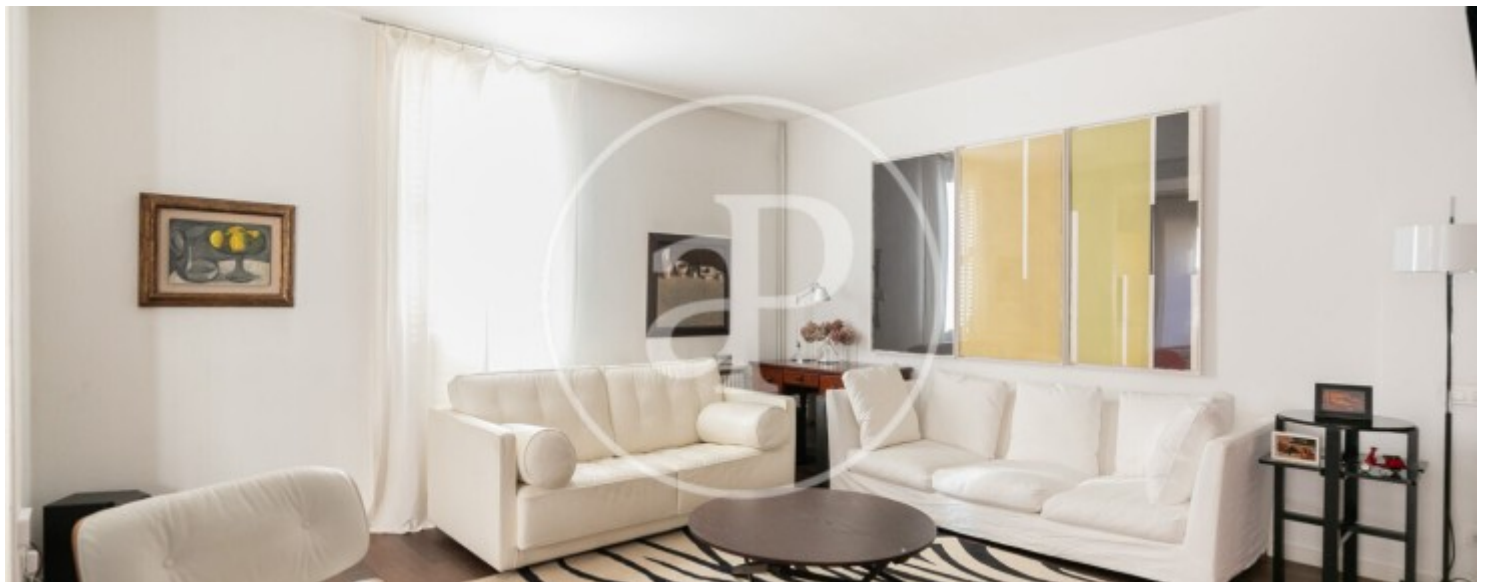
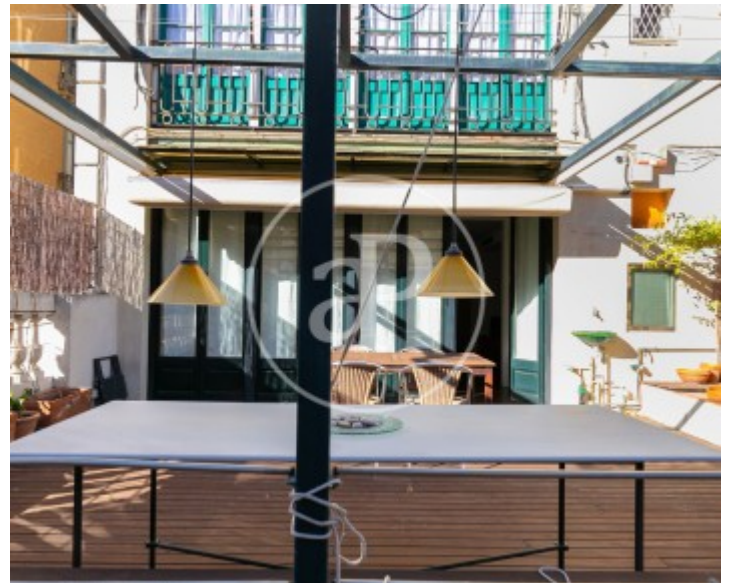


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**For more information or  
to make an appointment**

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