APROPERTIES
REAL ESTATE

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

Centre, Sant Cugat del Vallès

REF. VSC2505004

# Duplex Penthouse for Sale in the Center of Sant Cugat

## Features

- Views
- Heating
- Boxroom
- AACC
- Lift
- Has parking

Surface
**116 m²**

Bedrooms
**3**

Bathrooms
**2**

Price
**725,000 €**



**At aProperties, we present an excellent investment opportunity in the center of Sant Cugat.**

This is a fantastic duplex penthouse built in 2024 that already has a tenant with a valid 5-year lease, generating a monthly rent of 2,500 euros. Guaranteed profitability from day one, with no need to worry about finding tenants. The property has 75.15 sqm of usable living space, two balconies of 2.41 sqm, and a 47 sqm terrace. It is located on the third floor, facing east-west, with natural light throughout all rooms. Situated in the heart of Sant Cugat, it is just a few minutes' walk from the Ferrocarrils de la Generalitat station and close to all services and shops. Upon entering the property, we find the day area, which consists of a bright living room with large windows and access to two terraces, an open kitchen, and a laundry area. The night area includes two spacious single bedrooms, one of which has built-in wardrobes, sharing a full bathroom with a shower, and a suite with a full bathroom and built-in wardrobes. From the hallway, a staircase leads to the upper floor, where there is a fantastic private terrace of almost 47 sqm. This terrace offers unobstructed views both to the east and west, providing plenty of opportunities to design a recreation and...

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

APROPERTIES
REAL ESTATE

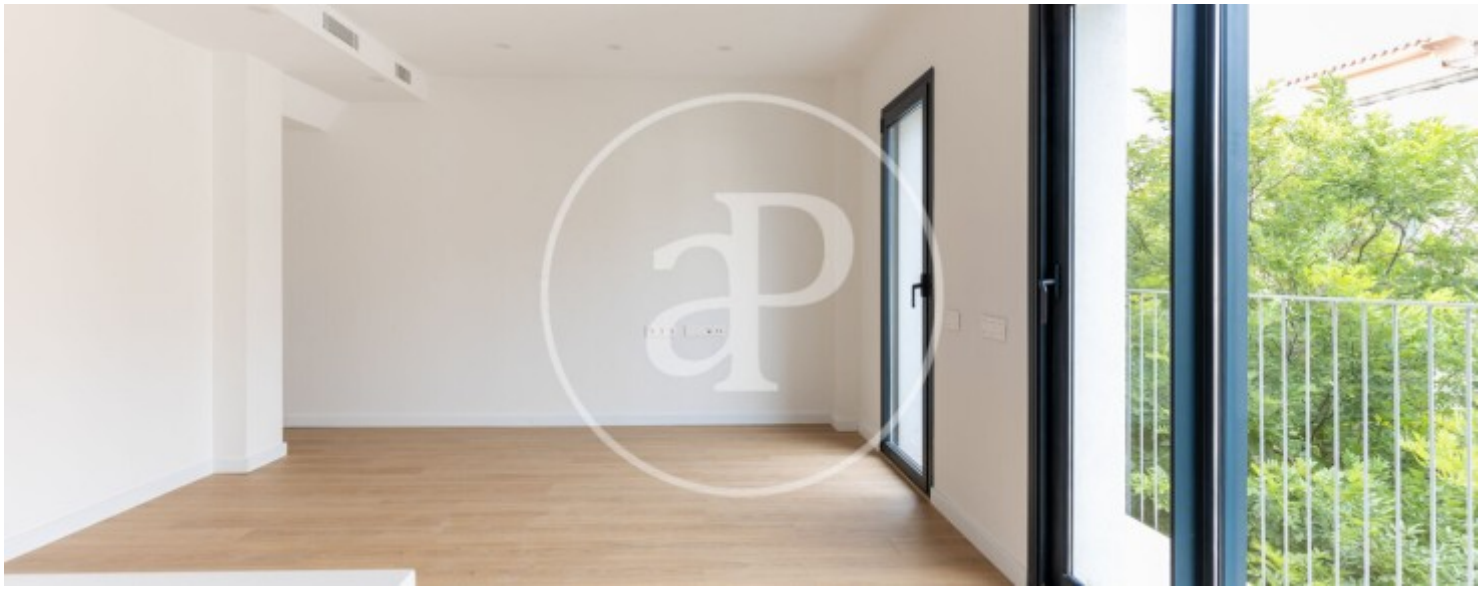
Paseo de Gracia 85
08008 Barcelona
T. 93 528 89 08
www.aproperties.es

**Centre, Sant Cugat del Vallès** **REF. VSC2505004**







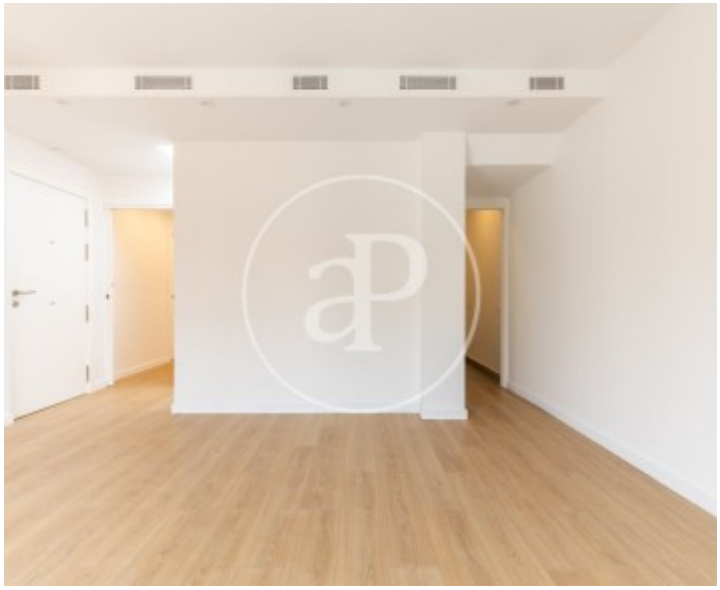
APROPERTIES
REAL ESTATE

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

**Centre, Sant Cugat del Vallès** **REF. VSC2505004**









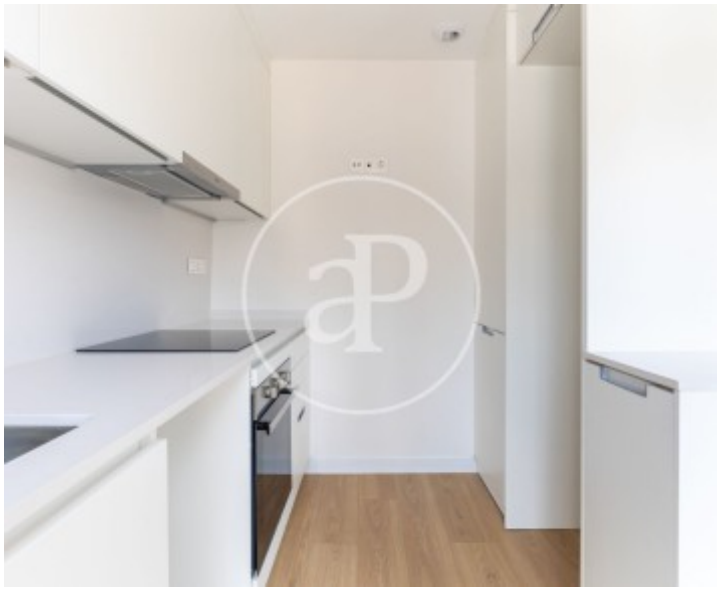
APROPERTIES
REAL ESTATE

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

**Centre, Sant Cugat del Vallès** **REF. VSC2505004**







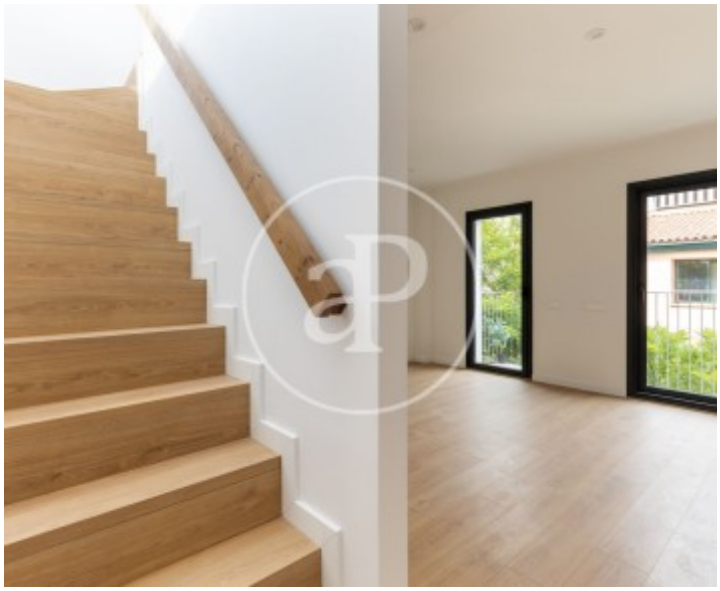


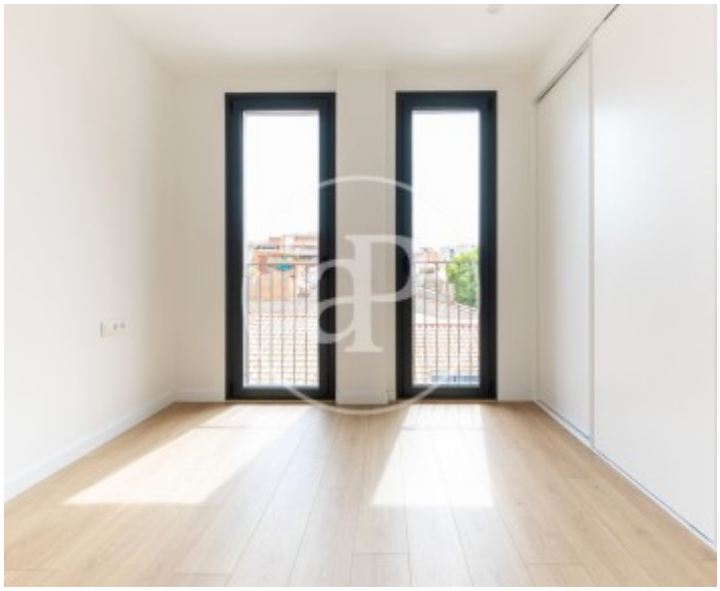
APROPERTIES
REAL ESTATE

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

**Centre, Sant Cugat del Vallès** **REF. VSC2505004**







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.