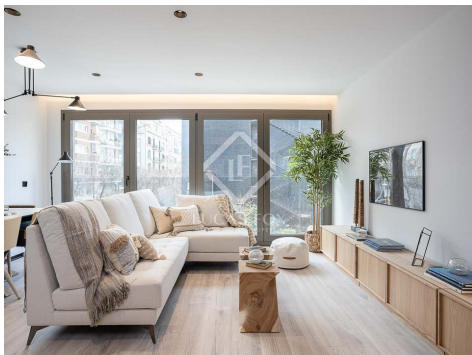


Prices from €498,000 New development
Balmes Sant Gervasi

A new development of Apartments for sale in Sant Gervasi - Galvany with a starting price of €498,000 and rental yield of 4%, 21 Apartments available

21	1 & 2	57m²	4.02%
Units available	Bedrooms	Sizes from	Rental yield up to



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OVERVIEW

1 and 2-bedroom apartments with 1 or 2 bathrooms for sale in an excellent renovated development in Sant Gervasi - Galvany, Barcelona.

The new development Balmes Sant Gervasi enjoys a magnificent location in Sant Gervasi-Galvany, an excellent neighbourhood in the Zona Alta area of Barcelona. It is a neighbourhood that offers a lot of peace and tranquility to its residents, without giving up its proximity to the city centre.

The development is in a modern building, with straight lines, and is both elegant and cosmopolitan.

The building consists of 31 homes with 1 and 2 bedrooms with 1 and 2 bathrooms, spread over several floors, including magnificent penthouses, with surfaces of between 51 and 73 m². Some of them have spacious and bright terraces.

In general, these cosy homes are very bright as they benefit from excellent orientation and large windows, which allow in abundant natural light. They also have excellent finishes with exquisite decoration and an avant-garde design with optimal use of space.

The apartments have excellent features such as Technal joinery with tilt and turn windows, security doors, laminate floors and built-in wardrobes. For the comfort of its owners, it includes a ducted air conditioning system and an aerothermal system for the production of heat and cold.

The bathrooms come with Duravit brand toilets and porcelain floors by the brand Porcelanosa. The Nolte kitchens with matt lacquer come equipped with Neff appliances and Linux taps.

Please contact us for more information about this excellent new development in the Zona Alta of Barcelona.

Highlights

- 1 and 2 bedroom apartments with 1 and 2 bathrooms
- Some penthouses

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21 Units available **1 & 2** Bedrooms **57m²** Sizes from **4.02%** Rental yield up to

- Terraces
- Equipped by major brands
- Excellent quality materials
- Great location

UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
Apartment	€498,000	Floor 1	1 Bedrooms 1 Bathrooms	58m ²	3.86%
Apartment	€595,000	Floor 1	2 Bedrooms 2 Bathrooms	69m ² , Terrace 12m ²	4.02%
Apartment	€618,000	Floor 1	2 Bedrooms 2 Bathrooms	70m ² , Terrace 16m ²	3.69%
Apartment	Sold	Floor 2	1 Bedrooms 1 Bathrooms	51m ²	4.47%
Apartment	€583,000	Floor 2	2 Bedrooms 2 Bathrooms	69m ²	4.01%
Apartment	€599,000	Floor 2	2 Bedrooms 2 Bathrooms	70m ²	4.01%
Apartment	€639,000	Floor 2	2 Bedrooms 2 Bathrooms	73m ²	4.00%
Apartment	€706,000	Floor 8	1 Bedrooms 1 Bathrooms	57m ² , Terrace 38m ²	3.91%

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Units available Bedrooms Sizes from Rental yield up to



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