

€4,950,000 Apartment - For sale

Exclusive elegant apartment for sale in unique building in Tres Torres

Spain » Barcelona » Barcelona City » Tres Torres » 08017

5 Bedrooms **5** Bathrooms **376m²** Floorplan **5m²** Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Passeig de Gràcia 78, Principal 2^a, Barcelona, Spain

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OVERVIEW

Elegant and exclusive 5-bedroom property with the best quality finishes, in a unique building with a garden, garage, storage room, concierge service and chauffeur service.

This magnificent property offers you the opportunity to live in a building with just 4 neighbours, in a highly privileged atmosphere.

It is located in a prime area, near Bonanova, the old town of Sarrià and Diagonal, with easy access to Barcelona's ring roads. The building dates back to 2001 and has a very modern design, with 24-hour security, a garden area, a spacious lobby with a concierge service, a main lift and service lift and 2 basements; one of which offers 110 m², belonging to this apartment, with 4-5 parking spaces and 2 large storage rooms. It is possible to hire a chauffeur service and the building has a room with a kitchen, shower and television for this purpose.

The property boasts a surface area of 376 m² and a balcony of 3.81 m², occupying the entire second floor and presented with all comforts and high quality finishes, decorated by Estrella Salietti. Its rooms are very spacious and are distributed in a comfortable and functional way, with large windows that provide abundant natural light.

Upon entering, we are welcomed by a lobby leading to a large living area with 3 rooms with south-east orientation: the TV room, central lounge and formal dining room. These spaces can be separated by sliding doors. From the formal dining room, we go to the dining room and the kitchen, which are separated by a sliding glass partition in case the new owner wants to separate both rooms.

The kitchen has Arlinea furniture and Gaggenau, Miele and Küpperbusch appliances. It also has a room for the tableware next to the dining space and a pantry next to the work area, as well as a service entrance. The property also has an ironing room with Deulonder cupboards and access to a practical gallery for the laundry area, next to a double exterior service bedroom with fitted wardrobes and a complete bathroom facing northwest.



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Terrace, Concierge service, Lift, Natural light, Underfloor heating, Parking, Views, Utility room, Transport nearby, Storage room, Service entrance, Security, Pet-friendly, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Alarm, Air conditioning

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To the left of the hall, we find a guest toilet, a wardrobe for guests and access to the night area. This part of the home has a master bedroom with a lounge and closets, separated by sliding doors from the sleeping area with a double bed of 1.4 metres and with south-east orientation. The bedroom also consists of a landing with wardrobe, a dressing room, and a complete bathroom with a jacuzzi bath, shower, toilet, and double sink with north-east orientation.

A hallway with fitted wardrobes leads to the other 3 bedrooms (a fourth may be created if necessary): a bedroom with a private bathroom, a lounge area and desk, a double bedroom with built-in wardrobe and access to a balcony of 4.81 m² and another bedroom large double with fitted wardrobes, a lounge and access to the same balcony. Both bedrooms share a bathroom.

The property is equipped with motorized Gradhemetic blinds, as well as the curtains in the living room and in the master bedroom. It also has underfloor heating with thermostatic control in all rooms, communal hot water and water softener system (2 large general tanks) and hot and cold air ducts. Finally, the apartment benefits from a home automation system to make your life easier.

Contact us to visit this incredible home in a unique building in Barcelona.

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