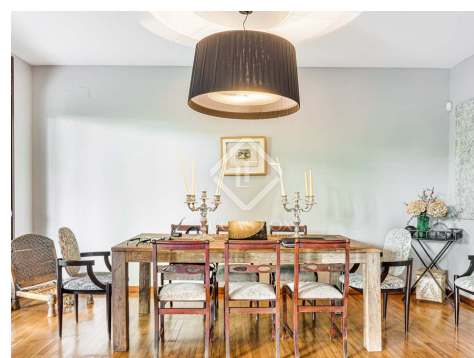
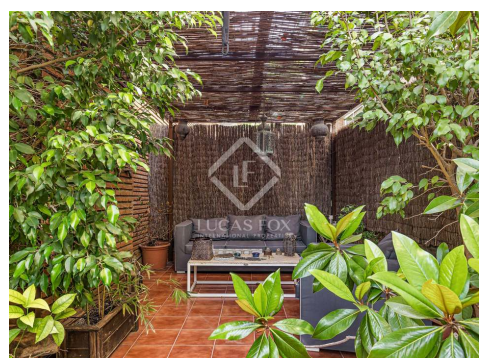


€1,450,000 Apartment - Sold

## Welcoming apartment with a terrace and garden for sale in Tres Torres

Spain » Barcelona » Barcelona City » Tres Torres » 08017

<b>6</b>	<b>5</b>	<b>250m<sup>2</sup></b>	<b>116m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Terrace



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### OVERVIEW

**Excellent, fully exterior facing renovated apartment with a large terrace-garden in the quiet area of Tres Torres. Two parking spaces and storage included.**

This apartment, measuring approximately 250 m<sup>2</sup>, is in a brick building dating back to 1972, with an elegant lobby and concierge service, as well as an independent service entrance. It is located in the elegant neighbourhood of Tres Torres, which is very well connected and close to international schools and all services.

The apartment was renovated in 2013 and is presented with solid oak floors, lacquered doors, motorized blinds in the living room, air conditioning by splits in some rooms, a modern kitchen with Smeg appliances, and an individual boiler for ducted heating.

Accessing the apartment, a large hall with a built-in wardrobe leads to the formal dining room and the spacious living room divided into three main areas with a fireplace. Both spaces have sliding doors opening onto the southeast facing 107.51 m<sup>2</sup> garden-terrace, allowing you to enjoy the peace and tranquillity of this landscaped outdoor space throughout the year. On the other side of the hall are the toilet and the modern and functional kitchen with a dining area that has a service entrance. Next to the kitchen there is a service area with a laundry and ironing room with access to a 6.73 m<sup>2</sup> patio ideal for hanging clothes. The service bedroom with full bathroom completes the area.

The day and night areas are clearly separated. The hall leading to the night area has practical fitted closets for storing linen. First we find two bedrooms that share a bathroom: a large single bedroom and a double facing northeast with fitted wardrobes. Next is the large master bedroom with fitted wardrobes, full bathroom and access to an 8.82 m<sup>2</sup> terrace. Finally there is a double bedroom with built-in wardrobes and access to the same terrace, this bedroom shares a full bathroom with a large single bedroom, also with wardrobes.

The apartment is completed by two parking spaces and a storage room, as well as a communal room for bicycles. An excellent opportunity for families who want a spacious, functional and comfortable apartment with very enjoyable outdoor space. Contact us for more information or to arrange a visit.



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Garden, Terrace, Concierge service, Lift, High ceilings, Natural light, Wooden flooring, Parking, Air conditioning, Balcony, Built-in wardrobes, Equipped Kitchen, Exterior, Fireplace, Heating, Near international schools, Pet-friendly, Security, Service entrance, Service lift, Storage room, Transport nearby, Utility room

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