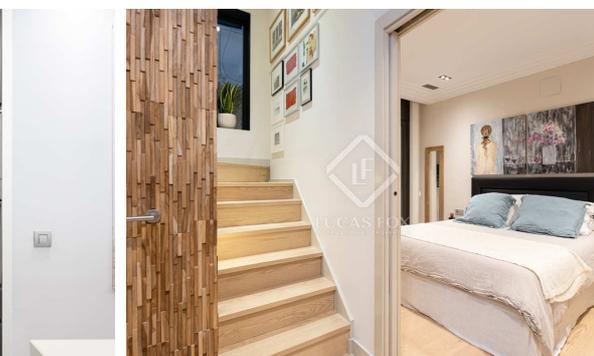


€670,000 Apartment - For sale - Exclusive listing

## Ground floor duplex for sale in Sant Gervasi - Galvany, Barcelona

Spain » Barcelona » Barcelona City » Sant Gervasi - Galvany » 08021

**3** Bedrooms    **3** Bathrooms    **126m<sup>2</sup>** Floorplan    **3m<sup>2</sup>** Terrace



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### OVERVIEW

## Modern duplex ground floor with 3 bedrooms and 3 bathrooms with 2 storage rooms and concierge service, in a new building built in 2015.

Duplex ground floor for sale located in a new build property from 2015, and renovated in 2020 improving the layout and qualities. It has 126 m<sup>2</sup> distributed over 2 floors that divide the day area and the night area.

In the day area we find the living-dining room outside the street, an open kitchen equipped with a pantry area, a complete bathroom with a shower and a closet.

Going down the stairs, which has large windows that allow natural light to enter, we find the night area with 3 double bedrooms, a toilet, a complete bathroom with a bathtub, a utility area and an ideal area to work from home. From the master bedroom, we access a patio of about 4 m<sup>2</sup>. All bedrooms have fitted wardrobes.

The property is equipped with ducted air conditioning and individual gas heating.

The building has a concierge service, as well as a video surveillance system. The price includes 2 storage rooms located in the basement of the building.

The building is classic and has been fully restored, recovering its original charm and authenticity. It is a high-end building located in the coveted Zona Alta of Barcelona.

Please contact us for more information or to arrange a visit.



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Terrace, Concierge service, Lift, Wooden flooring, Natural light, Communal terrace, Wheelchair access, Transport nearby, Storage room, Renovated, Pet-friendly, Heating, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Air conditioning

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