

€1,610,000 Apartment - For sale

## New build 3-bedroom apartment with 13 m<sup>2</sup> terrace for sale in Sant Gervasi - Galvany

Spain » Barcelona » Barcelona City » Sant Gervasi - Galvany » 08006

**3** Bedrooms    **2** Bathrooms    **138m<sup>2</sup>** Built size    **13m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Pau Claris 108, pral., Barcelona, Spain

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### OVERVIEW

**Excellent 3-bedroom apartment with a 13 m<sup>2</sup> terrace for sale in a new-build development with magnificent common areas, such as a swimming pool and solarium, in an exclusive area of Barcelona.**

This excellent apartment is part of an exceptional new development located in Sant Gervasi, one of the most exclusive neighbourhoods in Barcelona, just a stone's throw from Avinguda Diagonal or Passeig de Gracia. An enviable location near the best areas of the city, with all the services at your fingertips and with excellent transport links.

Via Augusta Residences consists of a total of 17 homes distributed across the 5 floors. In addition, this new development will offer its residents a terrace-solarium with a communal pool, perfect for enjoying the Mediterranean sun, and a wellness or meeting room. It also has 2 lifts, and parking and storage rooms in the basement.

This apartment is characterized by its spaciousness, its light and a minimalist and elegant design in which white, grey and wood predominate. It is a dual aspect home and has access to a 13 m<sup>2</sup> terrace, ideal to admire the views of Barcelona and unwind after a long day.

Upon entering, we find the day area, with a very large living-dining room with the semi-open kitchen; a modern kitchen, fully equipped and with a central island, perfect for your breakfasts. Both rooms have access to the terrace.

The night area is perfectly differentiated with two bedrooms, a bathroom to serve them and the very large master bedroom with its private bathroom and dressing room. The property is completed with a guest bathroom

Obviously, the property has top quality accessories and finishes. Enjoy underfloor heating with compatible parquet, Bulthaup kitchens fully equipped with Bosch appliances and white marble floors, air conditioning by Mitsubishi ducts, and LED lighting. It should be noted that the apartment will also have a home automation system to guarantee maximum comfort.

A luxurious and exclusive project in one of the best parts of Barcelona.

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Swimming pool, Lift, Natural light,  
Wooden flooring, Communal terrace,  
Parking, Air conditioning, Double glazing,  
Heating, Near international schools,  
New build, Storage room, Transport nearby

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