

€1,150,000 Apartment - For sale

## New build 3 Bedroom apartment with 68m<sup>2</sup> garden for sale in Sant Gervasi - Galvany

Spain » Barcelona » Barcelona City » Sant Gervasi - Galvany » 08022

**3** Bedrooms    **3** Bathrooms    **105m<sup>2</sup>** Floorplan    **23m<sup>2</sup>** Terrace    **68m<sup>2</sup>** Garden



**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Pau Claris 108, pral., Barcelona, Spain

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### OVERVIEW

### Bright 3-bedroom ground floor apartment with a 125 m<sup>2</sup> garden for sale in a new-build development located in an exclusive area of Barcelona.

Lucas Fox presents the exclusive Kennedy Residencial new-build development located in Sant Gervasi, the most select residential area in Barcelona, with green areas, all kinds of services at your disposal and excellent communications with the rest of the city.

This development is located in a historic listed building that has been recently renovated to include the best qualities, while at the same time that period elements have been preserved, such as the balconies, the main staircase and the wrought iron main door. Today, it offers all kinds of improvements such as an elevator, a video intercom and concierge service, a solarium and a rooftop swimming pool. In addition, it offers its residents for an additional price storage rooms and parking spaces next to the building.

This ground floor apartment benefits from a modern and functional design in light tones and with high-end materials such as natural wood, with high ceilings and wide open spaces. Likewise, it enjoys a large garden of 125 m<sup>2</sup> which, in addition to providing plenty of light to the entire space, offers us a perfect outdoor space to relax after a long day.

The apartment consists of two double bedrooms, one of them with a private bathroom that could be used as an office, plus the master bedroom with its private bathroom and with access to the terrace. On the other hand, there is a fully equipped kitchen with an office and the large living room with large windows that allow the entry of abundant natural light and with access to the terrace. The apartment is completed with a guest bathroom.

Its qualities include herringbone wood parquet floors, an arothermal system for air conditioning and the production of domestic hot water controlled manually and with an app, hot / cold air conditioning by underfloor heating, armored door and aluminum carpentry with high performance crystals. Likewise, the kitchen with an office area of the Bulthaup brand comes fully equipped with Neff brand appliances.

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Terrace, Lift, Natural light, Wooden flooring, Air conditioning, Balcony, Double glazing, Equipped Kitchen, Exterior, Heating, New build, Renovated, Transport nearby

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