

€4,950,000 House / Villa - For sale

## 5 Bedroom house / villa with 446m<sup>2</sup> garden for sale in Pedralbes, Barcelona

Spain » Barcelona » Barcelona City » Pedralbes » 08034

<b>5</b>	<b>5</b>	<b>670m<sup>2</sup></b>	<b>38m<sup>2</sup></b>	<b>446m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	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) • Passeig de Gràcia 78, Principal 29, Barcelona, Spain

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### OVERVIEW

## For sale spectacular four-story house with private garden and pool, located in one of the most sought-after areas of Pedralbes, near Pedralbes avenue.

Lucas Fox presents this exceptional detached house in Pedralbes, surrounded by private gardens and trees in the heart of Catalan capital.

The property, from 1989 and with a functional design, is divided into four floors and stands out for the luminosity and tranquility of its spacious rooms. In addition, it offers exclusive amenities, such as a 330 m<sup>2</sup> front garden with swimming pool, jacuzzi and barbecue area; another 96 m<sup>2</sup> garden ; a master suite suite with dressing room, terrace and sea views; access to the communal area with swimming pool and tennis court, and a garage with capacity for four cars and motorcycles. The house is included within a private compound with several houses, which we access through a 24-hour security control.

If we come by car, we enter through a ramp to the private underground garage of the enclosure after passing the access control, which has 81 m<sup>2</sup>, two folding doors and capacity for four cars and motorcycles. From the garage, there is easy access to the lift and the stairs, which communicate with all the floors. The rest of the floor consists of a cellar- dining room wine cellar , a pantry, a utility room with a bathroom and a gym.

For its part, pedestrian access is direct from the street. After crossing a well-kept and pleasant 96 m<sup>2</sup> garden , we find the main entrance and the service entrance. The ground floor, located at garden level, houses an elegant lobby that gives access to all rooms. In this area, we also see a presidential staircase, lift and a guest toilet. Next, we find a spacious and sunny living room with two rooms facing south, with large windows to the garden and a balcony to the porch with sofas.

Sliding doors allow the living room to be joined with the spacious formal dining room , which connects with the kitchen and the porch. The kitchen, with a square floor , is spacious and bright. In addition, it has renovation options, an office area and a small courtyard. Next to it, we find the service access and its bedroom with bathroom.



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Sea views, Mountain views, Terrace, Swimming Pool, Heated swimming pool, Garden, Jacuzzi, Private garage, Gym, Lift, Wooden flooring, Padel court, Natural light, Marble flooring, High ceilings, Parking, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Service entrance, Security, Near international schools, Home cinema, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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We access the first floor from the lobby, where we find a central hall . On this floor, we have the spacious master suite suite with two full bathrooms, which has a dressing room and access to the 7.50 m<sup>2</sup> terrace with sea views. Next to it, we have a double room, which is currently used as an office. The floor is completed by a large double bedroom en suite with a dressing room and a full bathroom .

Next, we access the second floor, a single space under the sloping roof with two double rooms with a mezzanine and access to a 16 m<sup>2</sup> terrace with sea views.

Among its exclusive finishes, we highlight the travertine marble and solid parquet floors, materials that provide a warm touch to the rooms, and the beautiful white brick facades on the green of the garden. Likewise, it is equipped with air conditioning, radiator heating, double-glazed windows and alarm, which guarantees your maximum comfort at any time.

In short, it is an extraordinary luxury property with a large garden and community pool in one of the best neighborhoods in Barcelona.

Do not hesitate to contact us to visit this magnificent property.

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