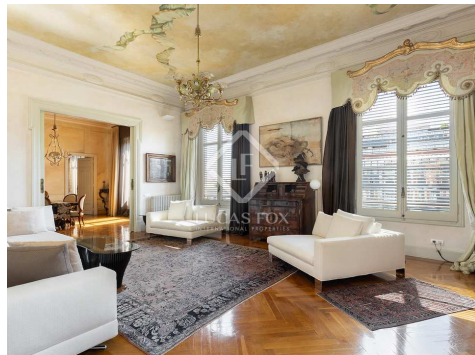


€4,350,000 Apartment - For sale

4 Bedroom apartment for prime sale in Sant Gervasi - Galvany, Barcelona

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

4 Bedrooms **5** Bathrooms **655m²** Floorplan



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OVERVIEW

Exceptional classic luxury apartment, entire floor, high ceilings and with great renovation potential. It is located in a spectacular period building on the prestigious Diagonal avenue, very close to Francesc Macià and Turó Park.

This wonderful property is located on the fifth real floor of a period building from 1936 located a few meters from Plaza Francesc Macià.

This full-floor apartment has an area of 559 m2 plus two mezzanines in each wing of the apartment that add up to another 100 m2. The interior was completely renovated in 2000, so it is in a very good state of conservation. It maintains the original structure and layout, which makes this spacious and stately property very bright throughout the day.

Among the original details, the 4.20 m high period ceilings, the wooden carpentry, the moldings, the restored hardware, a spectacular fireplace with American oak cabinets and the glass with original and artisan motifs stand out. The access doors to the property have been modernized incorporating security systems, a high-level restoration that takes us back to the spirit of Barcelona in the 1930s.

Regarding the layout, the property has a service entrance. The main entrance connects with the office and with a majestic entrance hall that integrates the impressive marble and American oak fireplace as its protagonist. This space acts as a hall and central point for the different rooms of the property.

The exterior side, where there are seven large windows with beautiful views of Diagonal Avenue, houses a large living room, a dining room and a library area that are open and connected to each other. The library serves as an anteroom to access the master suite, with its elegant bathroom with Jacuzzi and a large dressing room, with independent access from the hall. On the opposite side and through the dining room, we access a second large suite of 30 m2.



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Concierge service, Lift, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Parking, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Service lift, Service entrance, Heating, Fireplace, Exterior, City views, Air conditioning

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The dining area connects directly to the office, the wine cellar, the utility room and a beautiful and complete kitchen with a gas stove, grill, extractor hood and electric and gas oven. All from the La Cornue brand. It also includes built-in wardrobes, a Bulthaup blind cabinet, a Smeg double-body refrigerator and a Miele dishwasher. It should be noted that from the office you can access the 1.85 meter high loft that is used as a service room with a bathroom, television, telephone and Internet connection.

Back in the entrance hall, we go to a large 50 m2 living room where its large window overlooking the block patio stands out, next to which we find a cozy movie room. In addition, we also see the third large suite with an office and full bathroom, as well as a guest toilet and the stairs that lead to the second loft enabled as a dressing room.

The air conditioning system consists of central heating by cast iron radiators, air conditioning and heat pump adjustable by areas and rooms, individual hot water by mains gas and two accumulators of 355 and 100 liters. Regarding security, the property has an alarm system, smoke and gas detector and video intercom. The blinds are aluminum Gradhermetic, motorized and adjustable with remote control. Finally, there is symmetrical fiber optic installation in almost all rooms, high-speed Wi-Fi, television connection in five rooms and sound equipment between the rooms facing Diagonal and the block courtyard.

For its part, the elegant building has facilities and patios rehabilitated in the last two years, a concierge service and two elevators (one new from 2017 and another service one rehabilitated in 2016).

In short, this is a great opportunity that you can adapt to your tastes and needs in one of the best locations in Barcelona. It is located a few meters from Francesc Macià Square and very close to the coveted Turó Park, with its pleasant shops and cafes.

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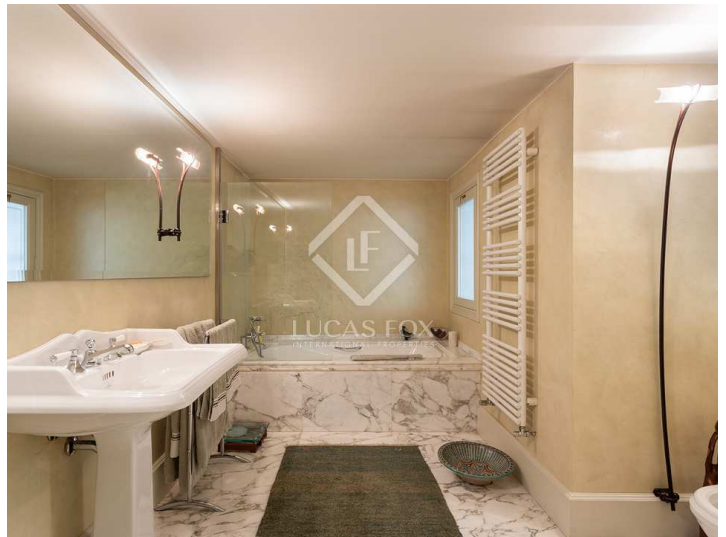
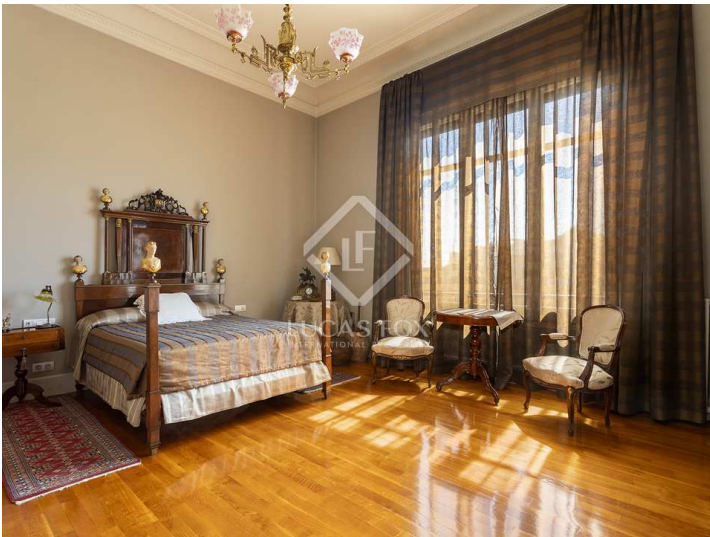
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