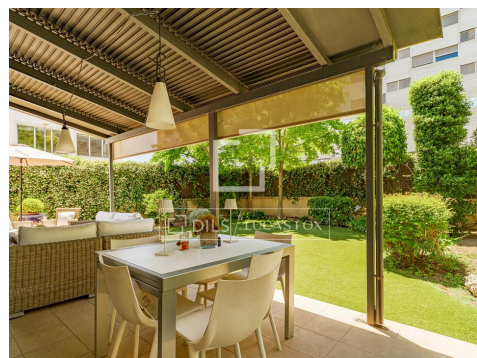
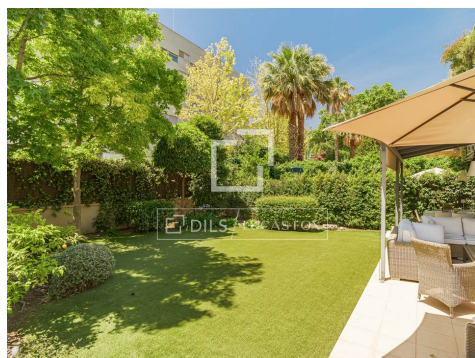
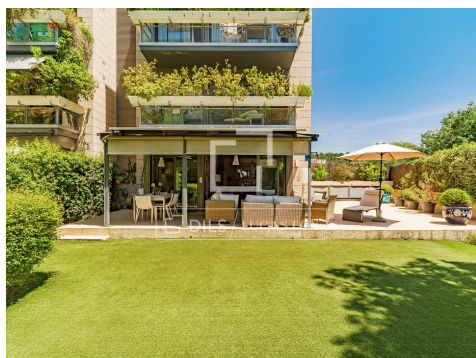


€1,950,000 Apartment - For sale

Excellent 4 Bedroom apartment with 222m² terrace for sale in Sant Gervasi - La Bonanova

Spain » Barcelona » Barcelona City » Sant Gervasi - La Bonanova » 08023

4	4	198m ²	222m ²
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

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€1,950,000 Apartment - For sale

Excellent 4 Bedroom apartment with 222m² terrace for sale in Sant Gervasi - La Bonanova

Property of 198 m² with 2 double bedrooms, a 30 m² studio, a single bedroom, 3 bathrooms, a toilet, a utility room and 220 m² of private terraces. Includes 2 parking spaces, a storage room, a communal swimming pool, an elevator and ducted air conditioning.

Sant Gervasi is one of those neighborhoods where Barcelona finds its perfect balance between city life and tranquility. Surrounded by green areas, prestigious schools, and an excellent range of amenities, it offers an exceptional quality of life just minutes from the centre. In this privileged setting, only ten minutes from Tibidabo, you'll find this magnificent 198 m² (1,200 sq ft) property , designed for those who value space, privacy, and comfort.

The interior layout is notable for its spaciousness and functionality. The day area boasts generous spaces bathed in natural light, creating a pleasant sense of well-being in every room. The property features two large double bedrooms, a single bedroom, and a spectacular independent studio of approximately 30 m², a versatile space ideal as a professional study , library, games room, gym, or additional bedroom .

The property also features three full bathrooms and a guest toilet, providing maximum comfort for both family-friendly life and entertaining guests. A convenient separate utility room completes the layout.

The star attraction of this property is its impressive 220 m² of private terraces. A true luxury in Barcelona, allowing you to enjoy multiple outdoor spaces year-round: al fresco dining room areas , relaxation spaces, a solarium, or urban gardens where you can unwind without leaving home.

The finishes have been designed to offer comfort and elegance. The parquet floors bring warmth to all the rooms, while the ducted air conditioning and heating system guarantees an optimal temperature year-round with discreet and efficient integration.

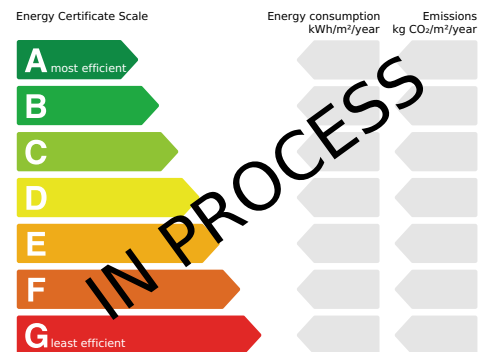
The property is part of a well-maintained residential community with a communal swimming pool and elevator service, offering all the amenities of a high-end building .

In addition, the property includes two large parking spaces and a storage room, elements that are increasingly valued in the Barcelona residential market.



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Terrace, Swimming Pool, Private garage, Lift, Wooden flooring, Natural light, Parking, Modernist building, Storage room, Pet-friendly, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony, Alarm, Air conditioning



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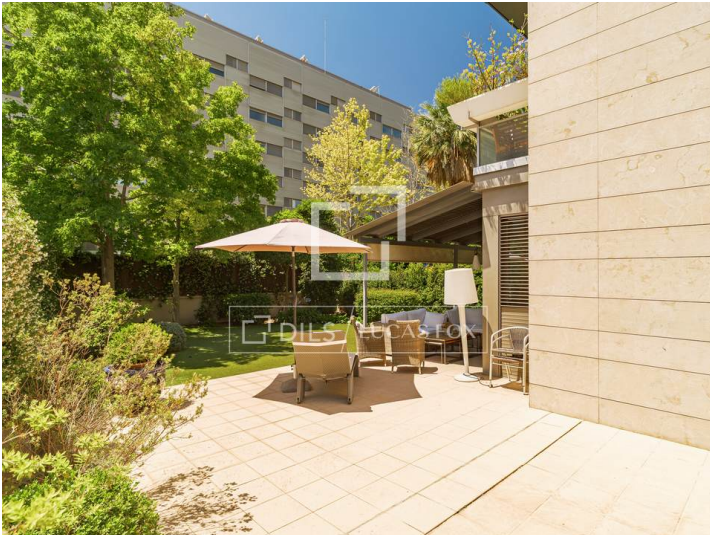
A unique residence in Sant Gervasi that combines spacious interiors, extraordinary private terraces and a privileged location next to Tibidabo, making it an exceptional opportunity for those looking for an exclusive property in one of the most prestigious neighborhoods in the city.

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The property is located in Barcelona city, in the Vallcarca area, on Ticia Street. The approximate location is provided in accordance with current regulations. It has a constructed area of 198 m² according to the land registry and a usable area of 172 m² (to be confirmed). The property is in good condition. The total sale price is €1,950,000. The price indicated does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; Transfer Tax (ITP) will apply. Notary and land registry fees are also not included. The property has an available energy efficiency certificate. The certificate of occupancy is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large property owner status: not indicated.

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