

€899,000 Apartment - For sale - New listing

## 3 Bedroom apartment for sale in Sarrià, Barcelona

Spain » Barcelona » Barcelona City » Sarrià » 08034

3 Bedrooms    2 Bathrooms    138m<sup>2</sup> Floorplan



Contact us today for more information or to arrange a viewing

+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 56, 7º, Barcelona, Spain

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### Apartment with 3 exterior double bedrooms and open kitchen

Lucas Fox is pleased to present this exclusive property located in the prestigious Sarrià-Sant Gervasi neighbourhood, one of the most sought-after and valued residential areas in Barcelona for its tranquility, quality of life and excellent connection with the rest of the city.

This time, we present a magnificent 139 m<sup>2</sup> exterior property, recently renovated with a contemporary design and high-quality finishes, designed to offer maximum comfort and functionality. The property stands out for its excellent layout and the natural light present in all its rooms thanks to its orientation and its privileged location in a building with a facade on two streets.

The day area features a spacious open-plan layout of approximately 47 m<sup>2</sup> that integrates the living room, dining room, and a modern, fully equipped kitchen. This open-plan environment provides a pleasant feeling of spaciousness and comfort, creating an ideal space for both daily life and social and family gatherings. The layout has been carefully designed to suit the needs of all types of families and lifestyles.

The property features three double bedrooms, all exterior-facing and with excellent natural light. Of particular note is the spectacular 32 m<sup>2</sup> master suite, an elegant and welcoming space with built-in wardrobes and a private bathroom, offering an intimate and comfortable atmosphere.

The property is completed with a second full bathroom and a convenient separate laundry area, adding extra functionality to the whole.

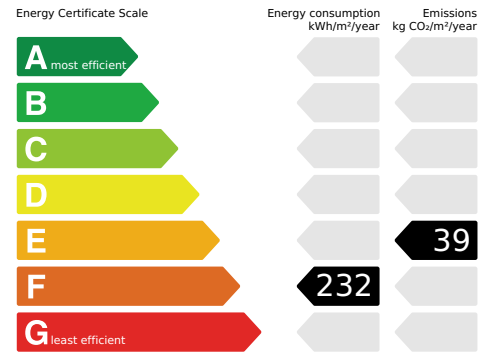
Thanks to its recent renovation, modern layout and completely exterior character, this property represents a unique opportunity for those looking for an exclusive home in one of the best residential areas of Barcelona.

The property is located in the Sarrià district of Barcelona city, with the approximate location indicated in accordance with current regulations. It has a constructed area of 139 m<sup>2</sup> and a usable area of 117 m<sup>2</sup>. The property is in good condition. The total sale price is €899,000. The indicated price does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer. In this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees. The property has an available energy efficiency certificate. The certificate of occupancy, number CHB02135926\*\*\*, is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: No.



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Concierge service, Wheelchair access, Renovated, City views, Air conditioning



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