

€1,780,000 Apartment - For sale - New

Excellent 3 Bedroom apartment with 13m² terrace for sale in Sant Gervasi - Galvany

Spain » Barcelona » Barcelona City » Sant Gervasi - Galvany » 08006

3	4	263m ²	13m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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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Exclusive 263m² property , completely exterior , with 3 en suite bedrooms and a large balcony in Galvany

Discover a unique property designed for those who value elegance, spaciousness and functionality, with a carefully planned layout that enhances natural light and the connection between different spaces.

The day area is arranged around a spectacular open-plan living-dining room , dominated by large windows that flood the room with light throughout the day and create a pleasant continuity between the interior and exterior. The west-facing orientation allows for warm lighting throughout the afternoon, contributing to a serene and inviting atmosphere. From here, you can access a pleasant terrace of approximately 10 m², a privileged space for relaxing outdoors in the centre of the city. An elegant, separate study or library completes this area, providing privacy.

The kitchen, with its minimalist design and clean lines, is the true heart of the property. Equipped with an elegant central island, custom-made cabinetry, and fully integrated appliances , it combines aesthetics and functionality in a space designed for enjoying food and family life. It features a convenient sink area and service access , maintaining a sense of separation between the social and service areas .

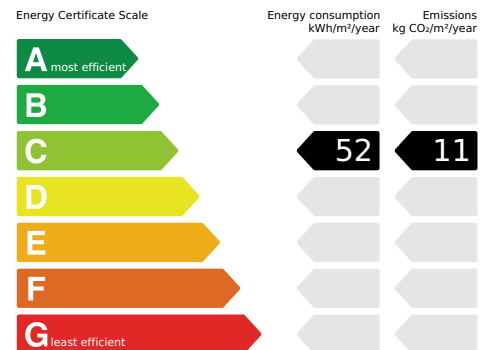
The layout has been carefully designed to ensure privacy and comfort, clearly separating the day area from the bedroom area. The night area comprises three magnificent en-suite bedrooms, each with its own spacious bathroom , designed to guarantee maximum well-being. Two of them feature large built-in wardrobes, while the master suite includes an elegant dressing room.

This residence represents an exceptional opportunity for those seeking an exclusive property in the heart of Sant Gervasi Galvany, the Gràcia neighbourhood , and the upper Eixample area, thanks to its proximity to Avenida Diagonal and Rambla de Catalunya. It is located in a distinguished 1969 building designed by the prestigious architect Francesc Mitjans and also features a concierge service, a main elevator, and a service elevator.



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Terrace, Concierge service, Lift, Natural light, Transport nearby, Storage room, Service lift, Service entrance, Renovated, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Balcony, Alarm, Air conditioning



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The property is situated in Sant Gervasi - Galvany, Barcelona, with its location indicated approximately in accordance with current regulations. It comprises 263 m² built and 220 m² usable. The property is in excellent condition. The total sale price is €1,780,000. The price quoted does not include taxes or costs associated with the sale, which, in accordance with current legislation, are payable by the buyer; in this case, the following will apply: property transfer tax. Nor does it include notary or land registry fees. An energy performance certificate is available for the property. As regards the certificate of occupancy, we have it, with number CHB02187116***, which we will make available upon request by the interested party. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

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