

€1,125,000 Apartment - For sale - New

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

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

4 Bedrooms    2 Bathrooms    164m<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

€1,125,000 Apartment - For sale - New

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

### Light, spaciousness and luxury to create an exceptional home

In the heart of Sant Gervasi – Galvany, one of the most exclusive and sought-after areas of Barcelona, is this elegant property of 194 m<sup>2</sup> built with 180 m<sup>2</sup> of usable space, located on the sixth floor which enjoys abundant natural light, total privacy and a pleasant 16 m<sup>2</sup> very private terrace.

The property stands out for its excellent brightness, spaciousness and a functional layout, designed to enjoy every space with comfort and style, perfect for a complete renovation and leaving your personal mark on every space.

It features a bright and spacious living-dining room with an open-plan kitchen, which could easily be separated from the living room. The living room access onto a fantastic terrace, perfect for creating a beautiful chill-out area or an urban garden.

It comprises four bedrooms offering multiple possibilities. A highlight is the master suite, featuring a dressing area and an en-suite bathroom equipped with a jacuzzi and shower. This master bedroom has direct access to the terrace.

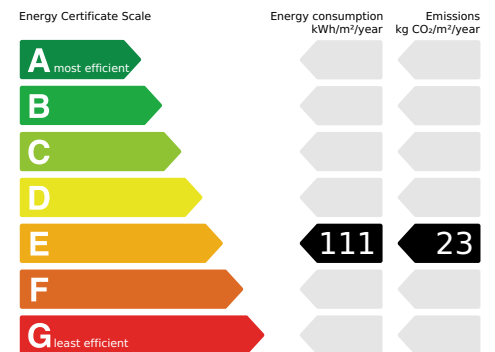
It also has a second full bathroom with bathtub and utility area.

The property features built-in wardrobes, individual mains gas heating via boiler, as well as an air conditioning system in all bedrooms and the living-dining room.

Located in an iconic early 20th-century corner building with a distinctive Barcelona style, La Finca offers daytime concierge service. It boasts extraordinary potential to create a unique residential project, where every detail reflects the owner's personality and vision of an exceptional home.



[lucasfox.com/go/bcn71444](https://lucasfox.com/go/bcn71444)



Contact us today for more information or to arrange a viewing

+34 933 562 989 · [info@lucasfox.com](mailto:info@lucasfox.com) · [lucasfox.com](https://lucasfox.com) · Passeig de Gràcia 56, 7°, Barcelona, Spain

€1,125,000 Apartment - For sale - New

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



The property is located in Sant Gervasi - Galvany, Barcelona, with the approximate location indicated in accordance with current regulations. It has a constructed area of 194 m<sup>2</sup> and a usable area of 180 m<sup>2</sup>. The property is in excellent condition. The total sale price is €1,125,000. The price indicated does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; 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 is currently being processed and will be made available upon request. Large Property Owner Status: No. AICAT Registration Number 13225 and API 4089.

Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a real estate intermediary. The information provided is for information purposes only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**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