

€1,495,000 Apartment - For sale - New

4 Bedroom apartment with 40m² terrace for sale in Pedralbes, Barcelona

Spain » Barcelona » Barcelona City » Pedralbes » 08034

4	3	177m ²	40m 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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Located in one of the most representative estates of Pedralbes is this magnificent upper floor property, a property that stands out for its extraordinary luminosity, its open views over Barcelona and a layout designed to enjoy every space.

Located on the fifth floor and boasting an excellent southerly aspect, the property occupies a corner position that guarantees natural light throughout the day. A spacious wraparound terrace surrounds almost the entire property, providing access to the exterior from the living room and each of the bedrooms.

The day area comprises an elegant living-dining room with large windows framing spectacular city views. The semi-open kitchen, naturally integrated into the social space, combines functionality and spaciousness, and also has a separate service entrance.

The night area offers four double bedrooms, all exterior-facing and with direct access to the terrace. The master suite includes a comfortable dressing room and en-private bathroom, while the other two complete bathrooms serve the remaining bedrooms.

The property is part of a well-maintained residential community that offers concierge service, extensive garden areas and a communal swimming pool, providing a peaceful and exclusive environment.

The property includes a storage room and there is the possibility of acquiring two parking spaces, not included in the price.

Living in Pedralbes

Pedralbes is synonymous with privacy, quality of life, and exclusivity. Considered one of Barcelona's most prestigious residential neighborhoods, it stands out for its wide, tree-lined avenues, elegant buildings, and abundant green areas, offering a serene environment just minutes from the city centre.

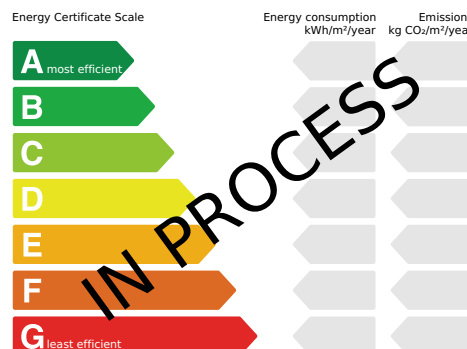
The area boasts some of the best national and international schools, prestigious universities, leading medical centers, and exclusive sports and social clubs. All of this makes Pedralbes one of the most sought-after locations for both families and international buyers.

Its excellent connections to Barcelona's main access and access routes allow for quick access to the airport, the city's upper district, and shopping areas such as L'Illa Diagonal and El Corte Inglés. Furthermore, it boasts a comprehensive public transport network and all the necessary amenities for daily life, including supermarkets, local shops, and a diverse range of restaurants.



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Concierge service, Lift, Natural light, Parking, Storage room, Exterior, Equipped Kitchen, Double glazing, City views, Built-in wardrobes, Air conditioning



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Main features

- 177 m² built.
- Fifth floor exterior with elevator.
- Four double bedrooms.
- Three full bathrooms.
- Perimeter terrace with access from all main rooms.
- southerly aspect and excellent natural light.
- Storage room included.
- Two optional parking spaces.
- Individual heating by mains gas.
- Building adapted for people with reduced mobility.
- Building built in 1986 with concierge, gardens and communal pool.

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The property is situated in Pedralbes, Barcelona, with its location indicated approximately in accordance with current regulations. It comprises 177 m² built and 150 m² usable. The property is in good condition. The total sale price is €1,495,000. 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. As regards the certificate of occupancy, we have it, with number , 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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