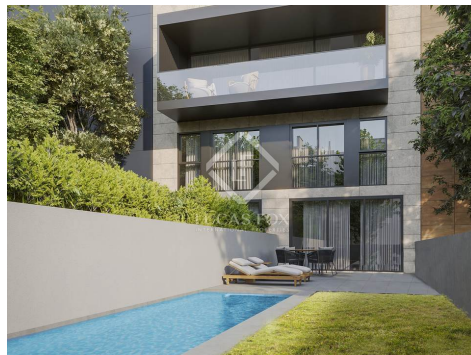


**Prices from €1,970,000 New development**  
**Berlinès Sant Gervasi**

A new development of Apartments for sale in Sant Gervasi - La Bonanova, Barcelona with a starting price of €1,970,000, 1 Apartments available

<b>Q1 2027</b>	<b>1</b>	<b>3.0</b>	<b>174m<sup>2</sup></b>
Completion	Units available	Bedrooms	Sizes from



**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

Prices from €1,970,000 New development

## Berlinès Sant Gervasi

A new development of Apartments for sale in Sant Gervasi - La Bonanova, Barcelona with a starting price of €1,970,000, 1 Apartments available

<b>Q1 2027</b>	<b>1</b>	<b>3.0</b>	<b>174m<sup>2</sup></b>
Completion	Units available	Bedrooms	Sizes from

### OVERVIEW

## A new development of high-end 3-bedroom apartments for sale in Sant Gervasi, Barcelona, each with its own pool.

Berlinès 45 is an exclusive new development in the heart of Sant Gervasi, one of Barcelona's most prestigious neighbourhoods. Located in one of the most exclusive areas of Barcelona, these homes offer proximity to international schools, high-quality services, and excellent transport connections. This balance between tranquillity and accessibility makes it one of the most sought-after neighbourhoods to live in.

This project features three unique residences with three bedrooms and three bathrooms, ranging in size from 124m<sup>2</sup> to 174m<sup>2</sup>.

The kitchens are equipped with premium Modulnova furniture and Miele appliances, including an induction hob, extractor hood, oven, microwave, fridge-freezer combo, extra freezer, and dishwasher. The layout allows for seamless integration of additional appliances.

The bathrooms feature high-end materials such as Duravit Tempano resin showers, Duravit sanitaryware and Hansgrohe taps.

Each home features its own private pool, a perfect space to relax and enjoy unique moments in the privacy of your home.

The building combines contemporary design with high-quality finishes, including underfloor heating and an A-rated energy efficiency certificate.

With spacious, light-filled living areas and private terraces, these luxury homes offer the perfect blend of exclusivity, modern design, and high-end comfort.

Please contact us for further information.



[lucasfox.com/go/berlines-santgervasi](https://lucasfox.com/go/berlines-santgervasi)

**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 78, Principal 2<sup>a</sup>, Barcelona, Spain

## Prices from €1,970,000 New development

### Berlinès Sant Gervasi

A new development of Apartments for sale in Sant Gervasi - La Bonanova, Barcelona with a starting price of €1,970,000, 1 Apartments available

**Q1 2027**    **1**    **3.0**    **174m<sup>2</sup>**  
Completion    Units available    Bedrooms    Sizes from

#### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size
Apartment	Sold	Floor 0	3 Bedrooms 3 Bathrooms	124m <sup>2</sup> , Terrace 74m <sup>2</sup>
Apartment	Sold	Floor 0	3 Bedrooms 3 Bathrooms	134m <sup>2</sup> , Terrace 76m <sup>2</sup>
Penthouse	€1,970,000	Floor 2	3 Bedrooms 3 Bathrooms	174m <sup>2</sup> , Terrace 149m <sup>2</sup>

**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

## Prices from €1,970,000 New development Berlinès Sant Gervasi

A new development of Apartments for sale in Sant Gervasi - La Bonanova, Barcelona with a starting price of €1,970,000, 1 Apartments available

<b>Q1 2027</b>	<b>1</b>	<b>3.0</b>	<b>174m<sup>2</sup></b>
Completion	Units available	Bedrooms	Sizes from



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](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain