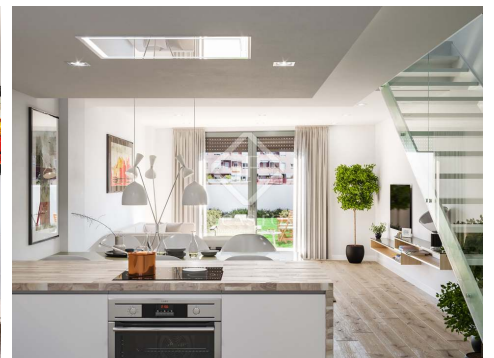
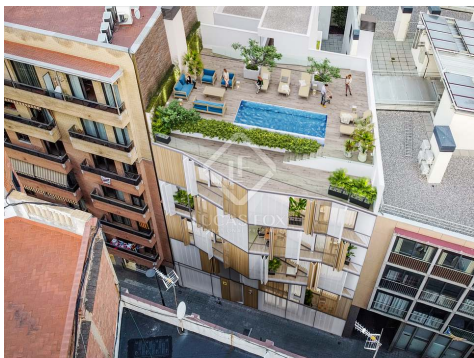


Prices from €433,000 New development

Sant Germà

Modern new development in Sants, in a building with an underground garage and a pool and chill out area on the rooftop.

Q1 2022	12	2 & 3	83m²	6.49%
Completion	Units available	Bedrooms	Sizes from	Rental yield up to



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OVERVIEW

New development with apartments and duplex homes with 2, 3 and 4 bedrooms in Sants, with high quality finishes, balconies and parking spaces.

The wonderful new-build development of Sant Germà offers exceptional apartments and duplexes in the Sants neighbourhood, next to Plaça Espanya and Montjuic Park, the largest green area of Barcelona. This area offers you multiple opportunities to practice sports in the open air and to enjoy the culture that the city offers, as well as offering all the day-to-day services at your fingertips and excellent connection with public transport networks.

This new build development has a modern façade and is equipped with the most cutting-edge technology. The development is an advanced urban concept that offers comfortable 2, 3 and 4 bedroom homes, ranging from 83 to 131 m². All homes have access to a balcony, either facing Carrer Germà or the interior of the block patio.

The homes enjoy a modern and elegant design, with cozy spaces in light shades, neutral greys and wood colours that enhance the spaciousness and brightness of the rooms. All of them have the highest quality finishes, among which we find the kitchen equipped with white minimalist design furniture, Silestone worktop and front, and Bosch brand oven, extractor hood and microwave, and the bathrooms, where straight lines and a minimalist style predominate.

The building also offers access to a magnificent roof terrace with a pool and chill-out area, the ideal place to get away from the hustle and bustle of the city and relax under the Mediterranean sun. Future residents will also have the option to acquire a parking space, a real advantage in a city like Barcelona.

Highlights

- 2, 3 and 4 bedroom apartments and duplexes
- Modern building with underground garage with parking spaces available at an additional cost
- Elegant and minimalist style
- Access to balcony facing street or interior patio
- High quality finishes with brands like Silestone or Bosch
- Building rooftop pool
- Located in Sants, next to Plaça Espanya and the Montjuic park

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UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
Apartment	€698,000	Floor 0	3 Bedrooms 3 Bathrooms	110m ² , Terrace 80m ²	3.89%
Apartment	€433,000	Floor 2	3 Bedrooms 2 Bathrooms	84m ² , Terrace 7m ²	3.99%
Apartment	€450,000	Floor 2	3 Bedrooms 2 Bathrooms	86m ² , Terrace 8m ²	3.95%
Apartment	€480,000	Floor 2	3 Bedrooms 2 Bathrooms	93m ² , Terrace 8m ²	4.01%
Apartment	€440,000	Floor 3	3 Bedrooms 2 Bathrooms	84m ² , Terrace 7m ²	4.04%
Apartment	€460,000	Floor 3	3 Bedrooms 2 Bathrooms	86m ² , Terrace 8m ²	3.87%
Apartment	Sold	Floor 3	3 Bedrooms 2 Bathrooms	93m ² , Terrace 8m ²	3.93%

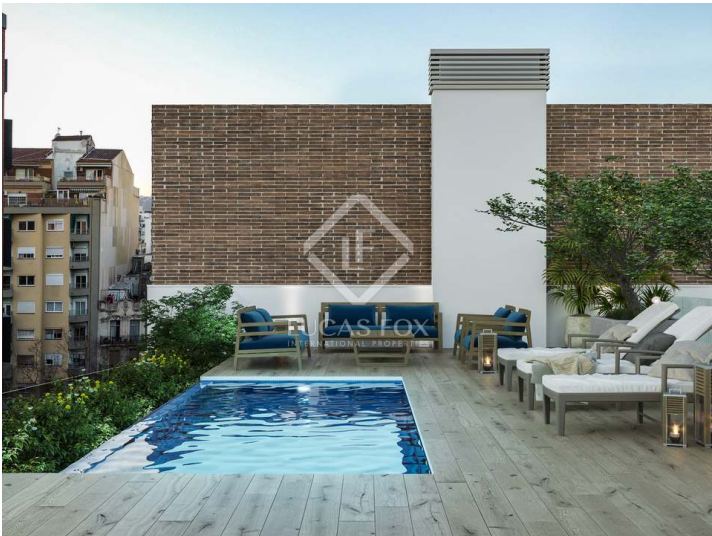
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