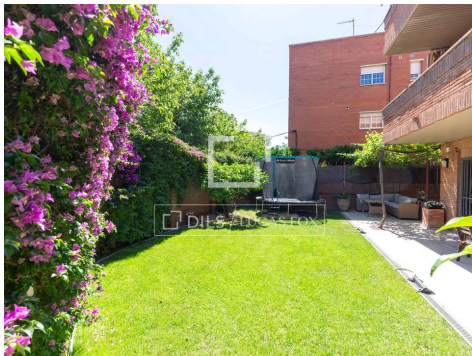


€790,000 Apartment - For sale - New listing

4 Bedroom apartment with 110m² garden for sale in Esplugues, Barcelona

Spain » Barcelona » Esplugues de Llobregat » 08950

4	2	139m ²	100m ²	110m ²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Contact us today for more information or to arrange a viewing

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€790,000 Apartment - For sale - New listing

4 Bedroom apartment with 110m² garden for sale in Esplugues, Barcelona

Ground floor apartment with a 110m² garden and 100m² terraces on the same level, a brick building from 1980 in excellent condition, with 139m² built and 111m² usable, 4 bedrooms, 2 bathrooms, garage for two cars and a 5m² storage room .

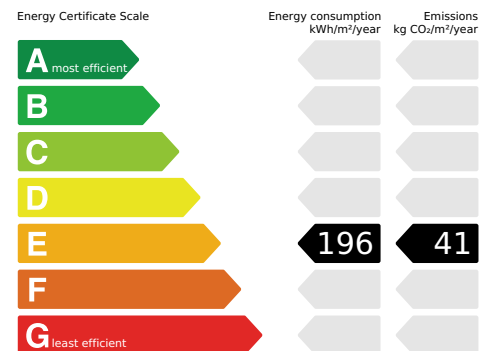
Exceptional ground floor property in a 1980 brick building with a level exterior area. It features a 110m² garden and two terraces, one 30m² and the other 100m², parking for two car , and a 5m² storage room . The property is laid out on one floor with a clear separation between day area , boasting a modern, highly functional, and elegant design. The rooms are bright and tranquil, all with exterior windows. Furthermore, the apartment offers exclusive amenities such as a cozy porch with a sofa area, four bedrooms and two bathrooms, home automation, and security systems.

The building is accessed via an exterior hall , and there is also a door leading directly to the ground floor garden . The apartment is entered through a pleasant entrance hall at the entrance level, featuring a comfortable bench that also serves as storage and a built-in wardrobe . From the entrance hall, one accesses a medium-sized bedroom to the north, and the double en-suite bedroom with a large balcony leading to the terrace and garden to the east. A full bathroom with a bathtub completes the suite. From the entrance hall, a corridor opens onto the spacious and bright south-facing kitchen with modern white Hettich cabinetry, accessible via sliding glass doors. This functional and modern kitchen includes a high breakfast table with stools, high-end appliances such as a Bosch induction hob, integrated dishwasher, and microwave, an AEG oven, and an integrated refrigerator and freezer. Annex to the kitchen is the utility room with the laundry area and the combination boiler. Next to the kitchen is the spacious and very welcoming 30m² dining room living room with a large balcony access to the terrace and garden to the east. The dining room living room is currently decorated in two distinct areas, but its size allows for a three-way layout. It also features south-facing windows that allow for plenty of natural light. On the other side of the corridor , past the kitchen, there is a double bedroom facing west and another double bedroom facing south with a balcony opening onto the 70m² terrace. These two bedrooms, along with the middle bedroom, share a full bathroom with a shower facing south. Completing this floor is the spacious exterior area, which features a natural lawn with automatic irrigation, a chill-out area with armchairs under a landscaped porch, and two terrace areas: one covered to the east and the other open to the south, at the far end of which is an exterior gym. The apartment also includes two adjacent parking spaces within the building and a 5m² storage room , accessible via the building's staircase or ramp.



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Terrace, Garden, Private garage, Gym, Natural light, Parking, Wheelchair access, Utility room, Transport nearby, Storage room, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Alarm, Air conditioning



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4 Bedroom apartment with 110m² garden for sale in Espluges, Barcelona

The property features radiator heating with a Vaillant gas-fired combination boiler, inverter air conditioning via five split units. Aluminum windows with double glazing in the kitchen and bathrooms, solid wood windows throughout. Motorized blinds. Security bars. Mosquito nets. Wired home automation system with remote control. Private alarm system with cameras and mobile app. Laminate wooden floors and ceramic tiles in the bathrooms. White lacquered doors. Automatic irrigation and exterior lighting.

A luxury ground floor ideal for families, with a garden, terrace, storage room , and garage in one of the best neighborhoods of Espluges de Llobregat. Contact us to arrange a viewing of this luxury apartment.

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€790,000 Apartment - For sale - New listing

4 Bedroom apartment with 110m² garden for sale in Esplugues, Barcelona



Energy rating: E 196 kWh/m²/year and E 41 kg CO₂/m²/year. Certificate of occupancy reference: CHB0438281xxxx. The sale price is €790,000, excluding taxes. The applicable Property Transfer Tax (ITP), as well as notary fees, registration fees, and other costs associated with the sale, are not included in the price. Marketed by Dils Lucas Fox, "LUCASFF SANT JUST, SL", Tax ID B-67655654, acting as the exclusive real estate agent. API number: 3896 and AICAT number: 11495. Transferor status: not a large property owner. The information provided is for informational purposes only, is based on data provided by the owner, and may be subject to change.

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