

€1,250,000 Apartment - For sale - New listing

4 Bedroom apartment with 18m² terrace for sale in Esplugues, Barcelona

Spain » Barcelona » Esplugues de Llobregat » 08950

4	2	144m ²	18m ²
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

+34 935847029 · santjust@lucasfox.es · lucasfox.com · Calle Bonavista, 50, Sant Just Desvern, Barcelona, Spain

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4 Bedroom apartment with 18m² terrace for sale in Esplugues, Barcelona

Apartment in excellent condition, with 144m² built and 122m² usable, 4 bedrooms, 2 bathrooms, 18m² terrace, in a brick building from 2001 with three parking spaces totaling 33m² and a 4m² storage room . Common area with garden and swimming pool.

Exceptional property in a brick building from 2001 with a large communal area featuring a garden, trees, and a swimming pool. Concierge service. Parking for 3 cars and a 4m² storage room in the building's basement, plus additional guest parking exterior. The property stands out for its spacious, all-exterior rooms and is laid out on one floor with a clear separation between day area . It boasts a highly functional and elegant design. The brightness and tranquility of its rooms, all with exterior views, are particularly noteworthy. Furthermore, the apartment offers exclusive amenities such as a welcoming covered terrace with a sofa area, 4 bedrooms, and two bathrooms.

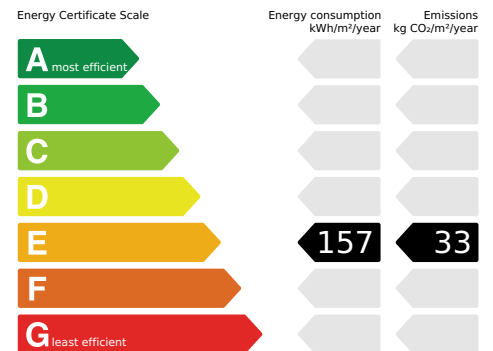
The building is accessed from the communal area, by walking around the perimeter. Opposite the exterior courtesy parking area, an exterior hall leads to the spacious lobby with two elevators. A large hall with a staircase leads to the apartment. The floor hall is a pleasant entrance hall with a convenient built-in wardrobe . The spacious and bright north-facing kitchen features a breakfast bar, space for a double refrigerator, and a balcony door opening onto a utility room with the laundry area, ironing facilities, and the combination boiler. The large and very welcoming dining room living room , bathed in natural light, is decorated in two distinct areas. To the south, it offers views of the communal area, and a large balcony door access onto an 18m² west-facing terrace overlooking the surrounding trees. The covered terrace is ideal for relaxing, with ample space for a sofa and exterior table. A corridor with glass doors leads from the living room area to the night area, which consist of four bedrooms. A single bedroom facing north with a built-in wardrobe and sliding door, currently used as an study; a double bedroom facing west with an en-suite bathroom (bathtub); and two further double bedroom facing north with built-in wardrobes. These last two bedrooms, along with the single bedroom, share a full bathroom (bathtub) to the east. The apartment also includes three parking spaces in the building, two of which are adjacent and equipped with an electric vehicle charger, and a 4m² storage room accessible via the building's stairs or elevators.

The property features radiator heating with a gas-fired combination boiler, inverter air conditioning via a single split unit in the living room, aluminum windows with double glazing, manual and motorized blinds in the master suite, solid oak parquet wooden floors , and ceramic tiles in the kitchen and bathrooms. The doors are wooden.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Concierge service, Lift, Wooden flooring, Natural light, Parking, Wheelchair access, Transport nearby, Storage room, Near international schools, Heating, Gated Community, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Air conditioning



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



Energy rating: E 157 kWh/m²/year and E 33 kg CO₂/m²/year. Certificate of occupancy reference: CHB0322172xxxx. The sale price is €1,250,000, excluding taxes. The applicable 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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