

€439,000 Apartment - Sold

## New build 3-bedroom apartment with 16 m<sup>2</sup> terrace for sale in Sant Cugat, Barcelona

Spain » Barcelona » Sant Cugat » 08174

**3** Bedrooms    **2** Bathrooms    **111m<sup>2</sup>** Built size    **16m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 935 895 779 • santcugat@lucasfox.com • lucasfox.com • Plaça Doctor Galtés, nº6, local 3, Sant Cugat del Vallés, Spain

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### OVERVIEW

**Magnificent 3-bedroom apartment, with a modern design, a good layout and excellent finishes for sale in a new development with a privileged location in Volpelleres, Sant Cugat.**

This excellent development is made up of five residential buildings and garages, arranged in two parallel rows following the layout of the streets. The whole complex has a garden area with natural grass and a swimming pool of 18 x 7.5 metres for communal use. In addition, each building has a garage for vehicles, storage rooms and communal facilities.

On the ground floor, we find the entrance lobbies with an emergency staircase and an electromechanical lift that stops on all floors.

This flat has clearly differentiated day and night areas. Upon entering we find a spacious open-plan living-dining room. On the left is the fully equipped kitchen and at the back, there is a terrace, perfect for enjoying al fresco dinners, with family or friends, all year round.

From the living room, on the right-hand side, there is the night area, with a single bedroom, a double bedroom, a bathroom to serve them and finally, the master bedroom with its private bathroom.

The most outstanding characteristics, among others, of this apartment are: a ventilation system that renews and improves the quality of the indoor air; inverter air conditioning system for the production of hot / cold air with a heat pump; mains gas condensing boiler for heating and hot water and thermal solar panels installed on the roof of the building.

The kitchen is equipped with tall modular cabinets and appliances that include an induction hob with Flex Induction system, a pyrolytic self-cleaning oven, an integrated microwave oven and a telescopic hood with LED lighting. In addition, the property has modular wardrobes, a secure entrance door with aluminum frames with double glazing with a Climalit-type glass and motorised aluminum blinds.

Please contact us for more information.



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Swimming pool, Terrace, Lift, Natural light, Modernist building, Parking, Equipped Kitchen, Exterior, Heating, Near international schools, New build, Solar panels, Storage room, Transport nearby, Views

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