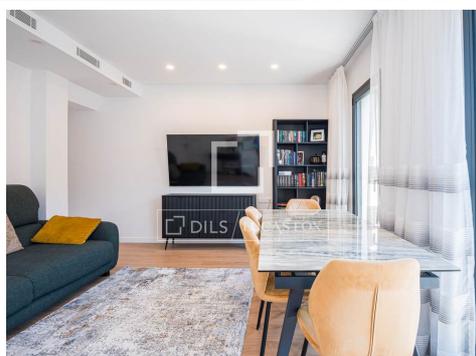
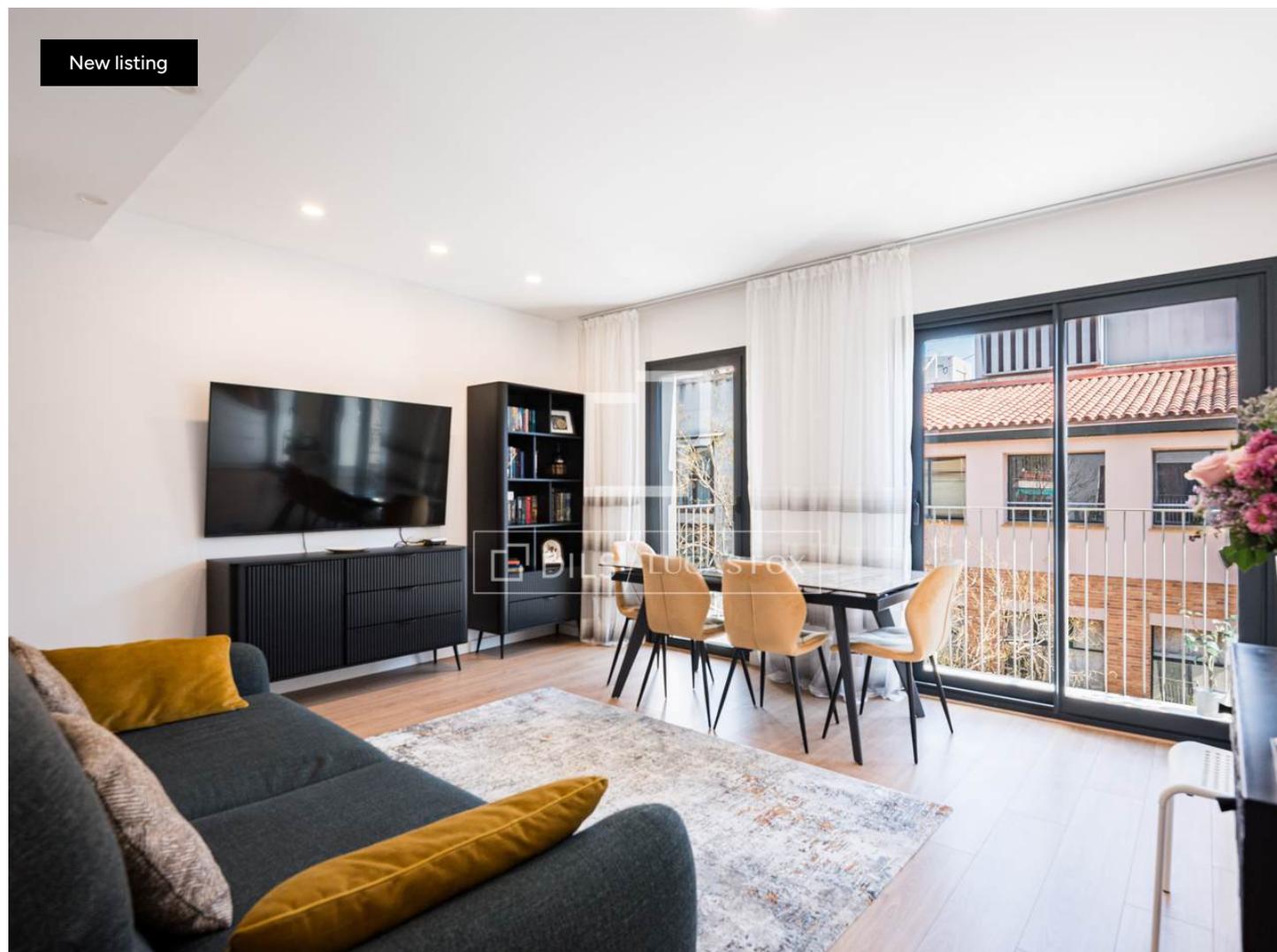


€725,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment with 47m<sup>2</sup> terrace for sale in Sant Cugat, Barcelona

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08172

3 Bedrooms    2 Bathrooms    116m<sup>2</sup> Floorplan    47m<sup>2</sup> Terrace



Contact us today for more information or to arrange a viewing

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€725,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment with 47m<sup>2</sup> terrace for sale in Sant Cugat, Barcelona

**Semi-new duplex penthouse of 116m<sup>2</sup>, 3 bedrooms, 2 bathrooms, 47m<sup>2</sup> terrace and 2 parking spaces for sale in Sant Cugat del Vallès, Barcelona.**

Lucas Fox is pleased to present an excellent investment opportunity in the centre of Sant Cugat del Vallès. This fantastic duplex penthouse, built in 2024, already has a tenant with a 5-year lease, generating a monthly income of €2,500. Guaranteed profitability from day one, without the hassle of finding tenants.

Located in the centre of Sant Cugat del Vallès, this home combines comfort, design and an unbeatable location.

The property offers approximately 75 square meters of living space and a layout designed for everyday life. From the moment you step inside, the abundance of natural light that floods every room, thanks to its east-west orientation and large windows, is immediately apparent.

Upon entering, you'll find a welcoming day area with a living-dining room and a fully equipped open-plan kitchen, creating a modern and functional space with access to the exterior. A perfect place for everyday life as well as for enjoying time with family and friends.

The bedroom area consists of three bedrooms: two versatile single rooms and a suite with a private bathroom, plus a second full bathroom .

But undoubtedly, one of the greatest attractions of this property is its upper floor : a spectacular private terrace of almost 47 m<sup>2</sup>. A unique space to unwind, host al fresco dinners, or simply enjoy the sun in complete privacy.

The property boasts high-quality finishes such as parquet flooring, double-glazed windows, electric shutters , and built-in wardrobes. It also features aerothermics heating and cooling, offering maximum comfort and energy efficiency (A rating).

Located a few minutes' walk from the FGC station and surrounded by all amenities, shops and green areas, it is an ideal option for those looking for quality of life without giving up the convenience of the centre.

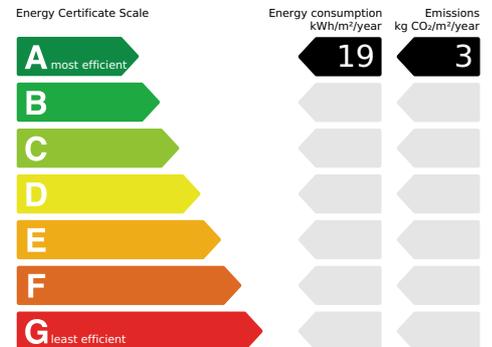
The price includes two spacious parking spaces and a storage room.

Don't hesitate to visit it!



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Mountain views, Terrace, Lift, Natural light, Parking, Views, Transport nearby, Storage room, Solar panels, Pet-friendly, Panoramic view, Open kitchen, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Balcony, Alarm, Air conditioning



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