

€1,565,000 Apartment - For sale - Exclusive listing

# Excellent 4 Bedroom apartment with 150m<sup>2</sup> terrace for sale in Golf-Can Trabal

Spain » Barcelona » Sant Cugat » Golf-Can Trabal » 08172

4	3	235m <sup>2</sup>	150m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

+34 930 23 58 07 · santcugat@lucasfox.com · lucasfox.com · Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain

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## Excellent 4 Bedroom apartment with 150m<sup>2</sup> terrace for sale in Golf-Can Trabal

**Exclusive 235m<sup>2</sup> apartment, with large south-facing terrace, 4 bedrooms, 3 bathrooms, parking for 3 cars and communal pool for sale in the Golf-Can Trabal area, Sant Cugat del Vallés.**

Dils Lucas Fox is pleased to exclusively present this extraordinary property located in Can Trabal-Golf, one of the most prestigious and sought-after residential areas of Sant Cugat del Vallés. A privileged enclave where privacy, tranquility, and quality of life combine with proximity to the best amenities, international schools, and excellent connections to Barcelona.

With a constructed area of 430 m<sup>2</sup>, 235 m<sup>2</sup> of usable space and a magnificent 45 m<sup>2</sup> terrace, this property stands out for its generous spaces, elegant layout and a careful selection of finishes that reflect a contemporary and sophisticated lifestyle.

The day area has been designed to maximize natural light and spaciousness. The impressive living-dining room, dominated by an elegant fireplace, offers distinct, seamlessly integrated spaces, ideal for everyday use or entertaining guests. Large windows connect fluidly to the terrace, creating a pleasant continuity between the interior and exterior. The spacious, fully equipped kitchen diner combines design and functionality, becoming the true heart of the property and the perfect space for sharing family moments.

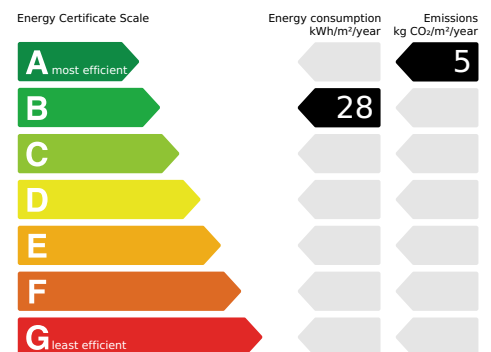
The night area comprises five spacious bedrooms and five bathrooms, distributed to ensure maximum comfort, privacy, and versatility. Each room has been designed to offer well-being and natural light, perfectly adapting to the needs of a family seeking spaciousness without sacrificing elegance. The excellent interior layout and the quality of the materials make this property a unique gem within the high-end residential market of Sant Cugat. The property is completed with an exclusive enclosed garage with capacity for three vehicles and a practical storage room, providing exceptional added value in terms of comfort and storage.

La Finca also offers meticulously maintained and exclusive communal areas designed for enjoying a privileged lifestyle. These include an elegant swimming pool surrounded by extensive gardens and a private gym for residents—spaces designed for well-being, exercise, and daily enjoyment without ever having to leave home.



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Swimming Pool, Garden,  
Private garage, Gym, Exterior,  
Double glazing, Barbecue, Balcony,  
Alarm, Air conditioning



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Its location, next to the prestigious Sant Cugat Golf Course, places this property in one of the city's most exclusive areas. Surrounded by nature and tranquility, it is just minutes from renowned international schools, the FGC train station, shopping areas, restaurants, and all the amenities needed for a comfortable and well-connected life.

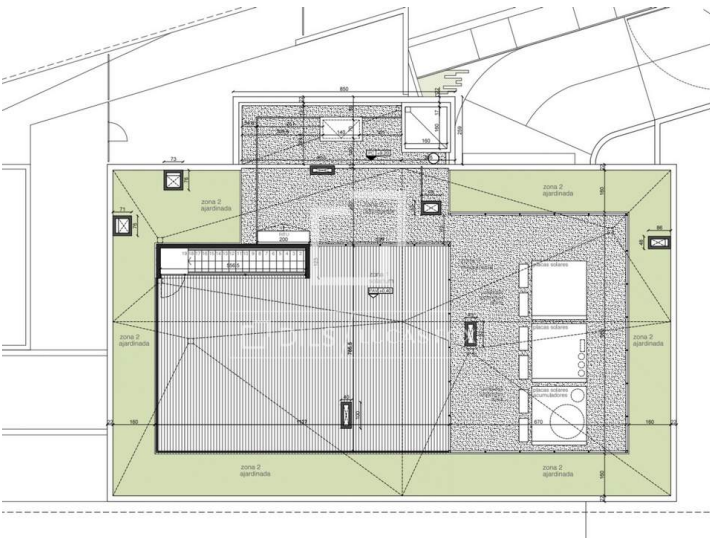
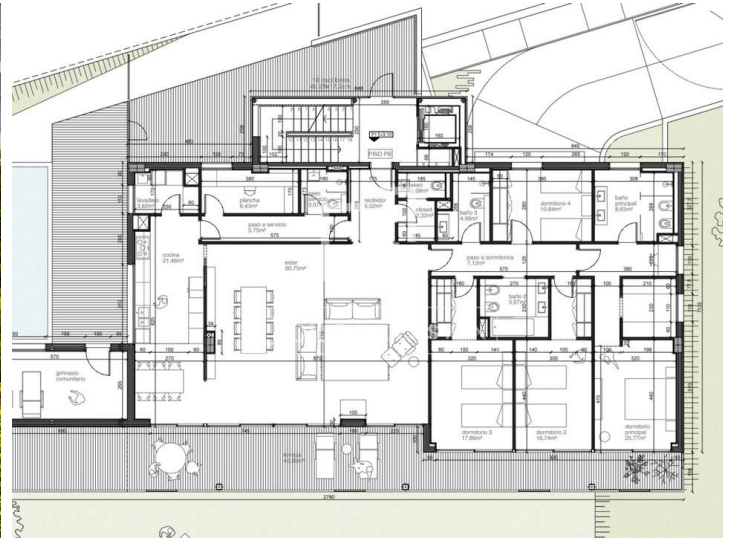
An exceptional residence that represents a unique opportunity for those seeking exclusivity, spaciousness, privacy and an incomparable quality of life in one of the most desirable addresses in Sant Cugat del Vallès.

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Energy rating: Consumption: Class A 28.00 kWh/m<sup>2</sup> year Emissions: Class B 5.00 kg CO<sub>2</sub>/m<sup>2</sup> year - Cadastral Reference: 3298215DF2839G000\*\*\* - Certificate of Occupancy: in process Property price: €1,565,000 The sale price does not include closing costs such as notary fees, registration fees, administrative fees, and taxes (VAT or Transfer Tax), which together amount to approximately 10%. There are no fees charged to the buyer. This publication is not legally binding. Always consult the property registry extract with Dils Lucas Fox Sant Cugat before finalizing the purchase. For more information or to schedule a viewing, please do not hesitate to contact us; we will be happy to assist you every step of the way. Professional identification: Marketed by Dils Lucas Fox (Lucas FF Sant Cugat, SL with CIF B64037526) AICAT number: 13194.

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