



BARCELONA - PEDRALBES - HOUSE 545 M2 - 6 HABITACIONES

---



SELLING PRICE : 4 150 000 €

---

CONTACT : JULIA GARCÍA - MOBILE PHONE +34 938 29 80 05

EMAIL : J.GARCIA@BARNES-INTERNATIONAL.COM

---

CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

<p>Spectacular and well-lit four-story house with a 632m2 garden and a private pool in Pedralbes.</p>

<p>This magnificent property, covering 545 square meters, boasts a total of 6 bedrooms and 6 bathrooms. It also features a charming garden that encompasses both an indoor and an outdoor pool, as well as a garage with space for two vehicles.</p>

<p>Access to the property is via a splendid garden that encircles the entire house. On the ground floor, a spacious foyer welcomes you, from where a grand staircase leads to the upper and lower levels. On this same level, you'll discover the living and dining area, distinguished by its spaciousness and abundant natural light, courtesy of the generous windows that open onto a terrace and the tranquil garden with its private pool.</p>

<p>The main floor is also home to the kitchen, equipped with a substantial central island complete with a table and chairs, along with top-of-the-line modern appliances.</p>

<p>On the first floor, you'll encounter a roomy master suite with access to a terrace overlooking the garden, an extensive walk-in closet, and a luxurious bathroom featuring a double sink and a shower. Additionally, on the same floor, you'll find three more bedrooms, all with exterior views, each equipped with its own fitted closets and en-suite bathrooms.</p>

<p>The upper floor surprises with a generous double bedroom that enjoys natural light, accompanied by a full en-suite bathroom and expansive private terraces spanning 115 square meters, providing panoramic views of all of Barcelona, stretching even to the sea.</p>

<p>On the lower floor, you'll find an indoor pool, a Jacuzzi, a sauna, a steam room, a gym, as well as a machine area equipped with laundry facilities, a washer-dryer, and a designated ironing space.</p>

<p>This floor also houses the service quarters, consisting of a bedroom and a bathroom with a shower.</p>

<p>The property enjoys a high degree of privacy.</p>

<p>Pedralbes is renowned as one of the most prestigious upscale neighborhoods, and it's easy to see why. The house's location provides convenient access to the best international schools, such as the Liceo Francés, renowned universities, and prominent sports facilities like the Real Club de Tennis Barcelona. Furthermore, for nature enthusiasts, there are multiple green areas nearby, including Parc de Cervantes, Jardines de Pedralbes, and Collserola Natural Park.</p>

<p>Don't miss the opportunity to acquire this magnificent home, fully ready for immediate occupancy, and enjoy a life of luxury and comfort.</p>

# CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	545 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	6	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 269.0	Gaz consumption :	kg eqCO <sub>2</sub> /m <sup>2</sup> 51.00
Number of lots :	-				

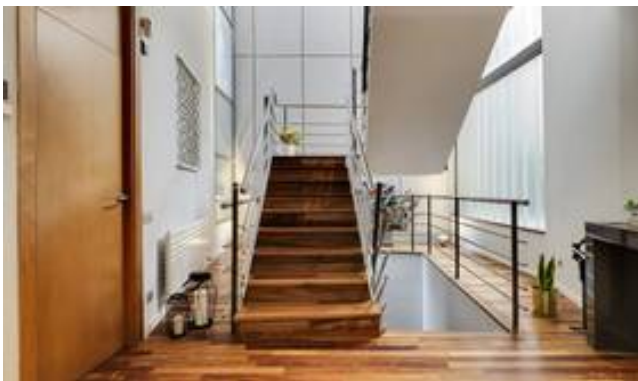
CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM