



BARCELONA - DIAGONAL MAR - DUPLEX PENTHOUSE 2012 SQ FT- 2 ROOMS

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SELLING PRICE : 3 250 000 €

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CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



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## DESCRIPTION

Unique masterpiece: Bright and high duplex penthouse, south facing, enjoys stunning panoramic views of the sea and the entire city of Barcelona. This exceptional home was completely renovated using very high-end materials, has a double-height roof in the day area with a panoramic "Climalit" glass, more than 7 meters high.

Sold fully furnished (Several pieces of the quoted "Maison de l'Elephant") and equipped: Sonos sound system with BOSE speakers, Samsung TV recessed UE75Q9, two TV Curve 65, one TV Plasma, all the lights are design and prestige brands, the plugs are EU and USA compatible. Alexa Smart System, Sun curtains /Blackout. The overall condition is almost new.

The residential complex is one of the most exclusive in the city and has excellent community areas such as swimming pool, garden, gym or paddle tennis courts and has 24 hour surveillance.

The house has an area of 2012 sq ft plus 699 sq ft of terraces with stunning panoramic views of Barcelona and the sea.

On the main floor we find the entrance hall, the diaphanous and bright double height living room with a glazed exterior dining room and a large corner terrace with panoramic views of the sea and the city, a room or study, a guest toilet with shower and the German brand kitchen KUPPERSBUSH, fully equipped, open design, with central island and a wine cellar with adjustable temperature.

On the upper floor we find a master suite with king size bed with panoramic views and exit to a terrace, numerous fitted wardrobes, a bathroom with Haman shower with jets and a large terrace with beautiful sea views.

This exceptional home is delivered with two parking spaces in the building (equipped with Tesla charging) and two storage rooms.

The residential complex is located in one of the most desirable districts of Barcelona just a few minutes walk from the beach.

## CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	187 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	2	Annual charges :	391 €
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	Yes
Energy consumption level :	-	Energy consumption :	kWh/m <sup>2</sup> 156.0	Gaz consumption :	-
Number of lots :	-		0		

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NON-CONTRACTUAL INFORMATION

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