



BARCELONA - TRES TORRES - APARTMENT 2432 SQ FT - 5 BEDROOMS

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SELLING PRICE : 1 950 000 €

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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

Comfortable apartment of 2432 ft2 with a 1485 ft2 private garden and a pool.

The flat has been renovated with unique high-quality materials, and at the same time it has been very well preserved. Situated in Tres Torres very near to Turó Park. The environment of the property makes you feel in the middle of nature while being at the center of Tres Torres.

The ground level is completely exterior, with three winds, and it is an exclusive piece of high standing. In the day area we find the living room in two rooms, clearly differentiated and with direct entrance to the garden, which is situated at the same level. The kitchen also has entrance to the garden. A gorgeous window gives plenty of brightness and splendid views.

The garden is very private and it is south orientation. It makes it the perfect home for all those who enjoy the outdoors in both winter and summer. The outdoor dining room has a nice pergola that gives you a good amount of shade. The garden has an independent studio that can be used as guest room, games room or office.

The night zone has 4 double bedrooms with fitted wardrobes. The master bedroom is en suite. In total the property has 3 bathrooms and 1 toilet. 1 room of service.

2 parking spaces. 2 Motorbike spaces. 1 Storage room.

Gas heating, air conditioning, central alarm. Building with a doorman.

This apartment is perfectly situated, very close to Cinesa Diagonal and Gran Sarrià, Turó Park. With different options of restaurants, entertainment and stores. Excellent communication by public transport.

## CARACTÉRISTIQUES

|                            |      |                      |                          |                   |   |
|----------------------------|------|----------------------|--------------------------|-------------------|---|
| Type of property :         | Flat | Fees :               | -                        | Surface :         | 224 m <sup>2</sup>                            |
| Land area (m2) :           | -    | Bedrooms :           | 5                        | Annual charges :  | 1750 €  |
| Balcony Surface :          | -    | Elevator :           | Yes                      | Swimming pool :   | Yes   |
| Energy consumption level : | G    | Energy consumption : | kWh/m <sup>2</sup> 246.0 | Gaz consumption : | kg<br>eqCO <sub>2</sub> /m <sup>2</sup> 51.00 |
| Number of lots :           | -    |                      |                          |                   |   |

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