



BARCELONA - PEDRALBES - DUPLEX APARTMENT - 250 M² - 5 ROOMS



SELLING PRICE : 2 180 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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DESCRIPTION

This expansive duplex apartment, spanning the ground and first floors, is strategically situated in the heart of Pedralbes, creating a welcoming atmosphere complemented by its delightful private garden. Positioned to optimize sunlight, this residence emanates brightness and warmth.

The upper level reveals a spacious living/dining area that opens onto a covered terrace, a generous kitchen with a designated dining space, the master suite, a service room, and a laundry facility equipped with a water softener.

Descending to the lower floor, two generously sized bedrooms share a well-appointed bathroom, accompanied by another bedroom with its private ensuite.

The private garden features a terrace sheltered by a pergola and a dedicated barbecue area. Adding to the allure of this property, a cellar and two parking spaces are included.

Furthermore, residents have access to communal gardens and a swimming pool, as well as the convenience of an on-site gym.

Pedralbes is renowned as one of the most prestigious high-end neighborhoods, and the apartment's location allows easy access to premier international schools, including the French Lycée, esteemed universities, and renowned sports facilities like the Real Club de Tennis Barcelona. The airport is conveniently located just 15 minutes away.

For nature enthusiasts, the property also offers proximity to various green spaces, such as Parque de Cervantes, Jardines de Pedralbes, and the Collserola Natural Park.

CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	250 m ²
Land area (m2) :	-	Bedrooms :	5	Annual charges :	800 €
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	Yes
Energy consumption level :	D	Energy consumption :	kWh/m ² 103.0	Gaz consumption :	kg éqCO ₂ /m ² 19.00
Number of lots :	-				

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