

”

BARCELONA - PEDRALBES - PENTHOUSE WITH TERRACES 307 M2 - 7 ROOMS

---



SELLING PRICE : 5 800 000 €

---

CONTACT : MANUEL RODRÍGUEZ GIL - MOBILE PHONE +34 938 29 80 05

EMAIL : M.RODRIGUEZ@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

This bright duplex penthouse spans 7,147 ft<sup>2</sup> with a rooftop solarium of 3,304 ft<sup>2</sup>. It stands as an exceptional, unique property in the Pedralbes neighborhood. The penthouse is entirely external, benefiting from a southeast orientation with panoramic city views. From this vantage point, Barcelona looks like a picturesque postcard.

The property has been fully renovated, honoring the original project by the renowned Catalan architect Josep Lluís Sert.

The current layout features 4 double en-suite bedrooms with built-in wardrobes. The residence also includes ample spaces that can easily be converted into 3 additional bedrooms. Spread over two floors, its spacious rooms allow for various uses and a redistribution of space, making it the ideal situation for acquiring a unique duplex penthouse in Barcelona, with the option to tailor it to your lifestyle needs.

On the fifth floor (the duplex's first level), there is a separate kitchen and a comfortable office area adjacent to it. The living-dining room is divided into two areas and offers unobstructed views of the city and the community area.

The staircase connecting the two floors is monumental and full of character. Halfway up the staircase, a landing overlooks the dining area, creating harmonious volumes.

The renovation has faithfully respected Sert's legacy, blending modernity and functionality with typical Catalan elements found in the home, such as Catalan vaults, glazed ceramic claddings, wooden folding shutters, and more.

The property boasts several key features, including a library with original Carrara marble shelves, large windows that provide beautiful views and abundant light, double heights, skylights, carefully designed lighting that creates various atmospheres, and restored door knobs and light fixtures.

The 3,304 ft<sup>2</sup> rooftop garden and its private pool transform this property into "a house on the roof." The size, spaces, comfort, and security of a house come with the benefits of an apartment, including a community area with a pool, concierge service, and security.

This duplex penthouse is located in a building designed by the famous Catalan architect José Luis Sert, whose design was awarded the FAD Prize for Architecture and Interior Design in 1974. Sert not only made his mark in the architectural world with his innovative designs but also played prominent academic roles, serving as dean at Harvard University and professor at Yale. His most notable architectural contributions include the Fundació Miró in Barcelona and the Maeght Foundation in Saint-Paul-de-Vence, France. José Luis Sert is often dubbed the "Catalan Le Corbusier," highlighting his global influence and legacy in architecture.

## CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	664 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	4	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 104.0	Gaz consumption :	kg eqCO <sub>2</sub> /m <sup>2</sup> 17.00
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

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