



BARCELONA - SANT GERVASI-GALVANY - APARTMENT 3,164.5 SQ FT - 5
BEDROOMS



SELLING PRICE : 1 300 000 €

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EXCLUSIVE RIGHTS

CARRER DEL MESTRE NICOLAU, 2
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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

Excellent and splendid property of 2368 sq ft of housing according to the Registry, located in Sant Gervasi-Galvany. Property to renovate, close to Turó Park and the "Jardins de Piscines i Esports". It is located in a quiet street, with barely any car traffic and in one of the most exclusive areas of Barcelona, with optimal communications to the city center and a wide variety of public transport, as well as easy access to the exit highways of Barcelona. Very close quality shops, as well as Cinemas and Sports Center.

It has a South-East-North orientation, with triple orientation and all its rooms are exterior, which gives it excellent brightness.

We access the property through a private landing between the elevator and the door of the property, through which a hall of 124 sq ft welcomes us. To the right of the hall, we have the suite that we access through a distributor, with its complete bathroom in 3 sections and its private terrace, also to the right of the hall we access a living room of approximately 592 sq ft, with a terrace of 140 sq ft and a 166 sq ft dining room. To the left of the hall we have a courtesy toilet and we access a distributor that separates the night area from the service area. In the night area we have 3 double bedrooms with 2 full bathrooms and in the service area we find an office kitchen. Next to it we find an outside water room, from where you can access a specific area for the service with a bedroom and full bathroom included. All bedrooms have built-in wardrobes.

The property has a staircase and service door and also has a concierge service and swimming pool in the same building. From the elevator and the Hall of the building, we have access to the Parking area.

CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	220 m ²
Land area (m2) :	-	Bedrooms :	4	Annual charges :	390 €
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m ² 172.0	Gaz consumption :	kg éqCO ₂ /m ² 36.00
Number of lots :	-				

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