



BARCELONA - SANT GERVASI GALVANY - PENTHOUSE 3715 SQFT - 6  
BEDROOMS

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SELLING PRICE : 3 200 000 €

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CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



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## DESCRIPTION

<p>EXCEPTIONAL PROPERTY - Magnificent duplex penthouse to renovate with breathtaking views of Turó Park.</p>

<p>The property boasts impressive outdoor spaces spread across 3 terraces, totaling 1141 sqft. This is an exceptional property located in the most exclusive and sought-after area of Barcelona.</p>

<p>Upon entering, a long hallway welcomes you, separating the day, night, and service areas, as well as the staircase leading to the upper floor.</p>

<p>The daytime area, facing the park, is particularly bright and includes a spacious kitchen, a large living room of approximately 430 sqft, and an extensive terrace offering spectacular views of the famous Turó Park. It also features a winter terrace for outdoor enjoyment in any season and a guest toilet.</p>

<p>At the opposite end of the main floor, you'll find the nighttime area housing 2 double bedrooms, each around 215 sqft, with views of the interior courtyard. There's also a spacious dressing room and a complete bathroom. Additionally, there is a service area with 1 bedroom and a private bathroom.</p>

<p>On the upper floor of the resting area, there are 3 bedrooms, all of them bright and exterior. The master suite, facing the park, features a generous dressing room and a renovated full bathroom. From here, you can access an impressive terrace of over 430 sqft offering views of the park, the Mediterranean, and Montjuic.</p>

<p>Additionally, 2 additional bedrooms with views of the interior courtyard are connected to a third terrace that exceeds 377 sqft. Facing northwest, this terrace provides equally stunning views, this time towards Tibidabo and a spectacular sunset.</p>

<p>Thanks to its dual orientation, this property benefits from abundant natural light throughout the day. It is an exceptional property due to its privileged location and the multiple possibilities it can offer.</p>

<p>The property also includes 1 parking space within the building, a space for motorcycles, and a storage room. Lastly, the building features a concierge service and a permanent video surveillance and alarm system.</p>

<p>For generations, Turó Park has been one of Barcelona's most desirable and exclusive residential areas. Although rarely available, its properties are among the most coveted in the city. The park is located in the heart of the Sant-Gervasi Galvany district, where a wealth of restaurants, stores, luxury boutiques and green spaces converge. Living in Galvany means enjoying the perfect balance between an ultra-exclusive environment and proximity to the city center (15 minutes from Paseo de Gracia), Zona Alta international schools and El Prat airport (30 minutes).</p>

# CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	345 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	6	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 167.0 0	Gaz consumption :	kg eqCO2/m <sup>2</sup> 35. 00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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