



BARCELONA - GALVANY - PENTHOUSE 170 M2 - 4 BEDROOMS

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SELLING PRICE : 1 350 000 €

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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 -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

Beautiful property to renovate close to Turó Park. This south-facing duplex penthouse is distributed over two levels. On the second floor, you'll find a bright living room with direct access to the terrace and a bathroom. The fully-equipped kitchen can be integrated into the living room, creating a spacious open space. This floor also includes two double bedrooms, one with access to the terrace, and a full bathroom.

The second floor houses the master suite with a large bathroom, hydromassage bath and dressing room. In this area, there's a large room currently used as a multi-purpose office and a covered area that could be reclaimed as a terrace. The heating system runs on natural gas and air conditioning is available. The exterior joinery is aluminum and the entire property features built-in wardrobes, abundant natural light and quality finishes, including parquet flooring.

The building has an elevator and concierge service. Two parking spaces are included in the price.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	170 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	4	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	F	Energy consumption :	kWh/m <sup>2</sup> 205.0	Gaz consumption :	kg éqCO <sub>2</sub> /m <sup>2</sup> 41.00
Number of lots :	-				

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