



BARCELONA - SARRIÀ - PENTHOUSE 180M2 - 3 BEDROOMS

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SELLING PRICE : 1 215 000 €

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CONTACT : ALEXANDRE DELACHARLERIE - MOBILE PHONE +34 938 29 80 05

EMAIL : A.DELACHARLERIE@BARNES-INTERNATIONAL.COM

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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

Discover this exceptional 180m<sup>2</sup> duplex penthouse, combining luxury and security in a sought-after neighborhood. With optimal security including an all-day doorman, intercom with image, and 24/7 surveillance, this property also offers spacious first-floor parking, monitored by cameras, and a storage area.

The second floor features a bright south-facing living room opening onto a balcony, a modern semi-open kitchen equipped with high-quality appliances and plenty of storage space.

On the same level, there's a children's area with two custom-renovated bedrooms and a modern bathroom.

Upstairs, the elegant master suite features a large custom-made dressing room, marble bathroom and adjoining study. It gives access to two large terraces offering spacious outdoor spaces and numerous design possibilities.

The apartment features renovated oak parquet flooring, ducted air-conditioning and electric radiators. A rare opportunity to enjoy modern living in a secure setting, this property is not to be missed. Contact us today to arrange a viewing and discover this beautiful property.

## CARACTÉRISTIQUES

|                               |      |                      |                           |                   |   |
|-------------------------------|------|----------------------|---------------------------|-------------------|---|
| Type of property :            | Flat | Fees :               | -                         | Surface :         | 180 m <sup>2</sup>                                |
| Land area (m <sup>2</sup> ) : | -    | Bedrooms :           | 3                         | Annual charges :  | -   |
| Balcony Surface :             | -    | Elevator :           | Yes                       | Swimming pool :   | No  |
| Energy consumption level :    | D    | Energy consumption : | kWh/m <sup>2</sup> 131.00 | Gaz consumption : | kg<br>eqCO <sub>2</sub> /m <sup>2</sup> 22.<br>00 |
| Number of lots :              | -    |                      |                           |                   |   |

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