



REF: GVVAJT106A

## Penthouse with terrace next to Plaza Francesc Macià

Barcelona, Sants-montjuïc

Who has not dreamed of living in an attic in one of the best areas of Barcelona ever? The magnificent property near Francesc Macià that we have the privilege of putting up for sale is unique in many aspects. They emphasize its luminosity, with large windows, a terrace of 80 sqm, its spaces, diaphanous but at the same time cozy that guarantee comfort and feeling of spaciousness and a great versatility that make it a perfect home for all types of families. It is a high-level home, which will make you feel at home from the first moment. We access through a hall that distributes the house. On one side a large space divided into three rooms, living room, dining room and reading area with fireplace that enjoy magnificent views of the terrace. The kitchen is in good condition and has a separate laundry area. It currently has three bedrooms and 2 bathrooms. We highlight the large double room with living room and dressing room and direct access to the terrace. Originally there were two rooms that the owners decided to join to get a unique space. Gas heating, air conditioning by splits and parquet floor in light tones. Its 143 sqm interior plus the large terrace of 80 meters make this attic a special piece. There is a second access door since the house had been divided into two independent spaces. This would give us the opportunity to have housing and professional office. Concierge service Option of rental parking space in the same building.

### Data sheet

#### Distribution

- Surface 143m2
- 3 rooms
- 2 baths
- Terrace 80m2
- Good condition

#### Characteristics

- Air conditioning
- Heating
- All exterior
- Energy rating: F

#### Additional Data

- Lift
- Community expenses: 120 €/Monthly
- IBI expenses: 1080 €/Yearly

## Global terms

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### Map:

<https://www.google.com/maps/@41.3892,2.14382,16z?hl=en>

### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-sants-montjuic-penthouse-terrace-next-plaza-francesc-macia-130>









