



REF: GVAA4B2

## Brand new ground floor apartment, bright duplex

Sant Cugat del Valles, Otras zonas

Brand new ground floor apartment in a new construction building, very bright duplex with exterior views from all rooms. All of them directly linked to the covered terrace. On the ground floor there is a very spacious living-dining room of approximately 34 m<sup>2</sup> with a separate kitchen and an area for a washing machine and dryer. 1 courtesy toilet. Access by stairs to the upper floor where it consists of 3 bedrooms with fitted wardrobes: a suite with bathroom and two double rooms separated by a sliding door that has the possibility of becoming a large room and study with a full bathroom to share. In total it has a useful area, without common areas, of 96m<sup>2</sup> with a covered terrace of 10.46 m<sup>2</sup> and 55 m<sup>2</sup> for private use with Italian resin pots with plugs and water connection. Top-of-the-range Siemens finishes, silestone and all kinds of details, tilt-and-turn aluminum enclosures, GradHermetic electric blinds and ceramic flooring imitating wood. In humid areas the pavement is made of polished cement. Radial heating and ducted air conditioning. Support for sanitary hot water and heating from solar panels on the community roof, which allows significant energy savings. A quality of life proposal that includes a communal area with a private area with Mediterranean plants, jasmine, ugenias, lavender, gardenias and a 30m<sup>2</sup> saline pool for the enjoyment of the whole family. Each house has 2 parking spaces with pre-installation made for electric car charger and 1 storage room included in the price. Just 2 minutes walk from the Catalan Railways station and the center of Sant Cugat and all its shops. 15 min by car from Barcelona. e

### Data sheet

**Distribution**

- Surface 105m<sup>2</sup>
- 3 rooms
- 3 baths
- Terrace 65m<sup>2</sup>
- New

**Characteristics**

- Air conditioning
- Heating
- Balcony
- Storage room
- All exterior
- Private pool
- Energy rating: A

**Additional Data**

- Lift
- Garden

## Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. Once the lease has been agreed upon, the agent's fees are charged to the lessee, these being 10% of an annuity of agreed rent, plus the corresponding VAT in force. The taxes corresponding to the rent, in particular the ITP are also at the expense of the lessee. Other particular conditions, such as duration, bond, guarantees, consumptions / supplies or community expenses when they exist, will be agreed and specified in each specific case.

**Map:**

<https://maps.google.com/maps?q=41.467%2C2.07665&hl=en>

**Link:**

<https://dev.gloverbarcelona.com/en/properties/sant-cugat-del-valles-otras-zonas-brand-new-ground-floor-apartment-bright-duplex-387>









