



REF: GVAFP301

## **New construction with three bedrooms and a terrace located in the Putxet neighbourhood**

Barcelona, Sarrià - sant gervasi

In the heart of the Putxet neighbourhood we find this beautiful, sunny and bright property. The property has been completely renovated following sustainability criteria with renewable materials, all kinds of details and with an energy rating A. It is divided into 4 apartments, 2 duplexes on the ground floor with a garden, and one apartment on the first floor and another on the second floor. These two houses have a private terrace, each one on the roof that is accessed directly with the elevator from the house itself. We enter the 107,25 useful m2 interior house through a large hall that divides the day area from the night area. Large living room and kitchen area of 40 m2 with large windows and access to a 9 m2 balcony terrace with pleasant views. Kitchen with designer furniture, Neolit worktop, integrated LEDs and equipped with Bosch appliances from which we have access to a private patio of 4.63m2. In the night area we find 3 double bedrooms with fitted wardrobes, 1 of them suite with complete bathroom with shower and dressing room. The other 2 bedrooms share a bathroom with a bathtub. Wardrobe closet in the distributor area of the rooms. Separate laundry room with a washing machine. The natural wood floors, the concrete ceilings and the exposed brick make this home unique and singular. Automatic screens on all windows. Aero thermal heating and cooling system that allows great savings in energy consumption. Pets are allowed. Very well connected, close to shops, restaurants, parks, hospitals, and different means of public transport (buses, metro). Enjoy the privilege of a brand new home in this designed building. Built under sustainable criteria. The building has the Green Certificate from the GBCE (Green Building Council Spain) with 3 green leaves. This building has a much lower environmental footprint than other conventional buildings.

### **Data sheet**

## Distribution

- Surface 107m2
- 3 rooms
- 2 baths
- Terrace 45m2
- New

## Characteristics

- Air conditioning
- Heating
- Balcony
- All exterior
- Energy rating: A

## Additional Data

- Lift

## 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://www.google.com/maps/@41.4087,2.14559,16z?hl=en>

### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-new-construction-three-bedrooms-and-terrace-located-putxet-neighbourhood-401>











