



REF: GVAAJT132

## **Magnificent reformed apartment next to Francesc Macià**

Barcelona, Sarrià - sant gervasi

Magnificent apartment of 221m2 built exquisitely renovated with noble and modern materials. and a two-minute walk from Turo Park, Francesc Macià and the heart of Eixample Esquerra.

A large hall distributes the apartment into two areas.

The day area consists of an impressive living room with large windows. Separate glazed office kitchen that leads to the dining room through a sliding door. fully equipped, three burner induction hob, extractor hood. Dishwasher, oven, microwave and refrigerator, all of them from the BOSCH house and integrated and furniture from the NOBATECH SLIM brand. Separate water area with BOSCH Series 4 washer and dryer. Large capacity hot water storage tank. BAXI heating boiler. Finally, we find 1 single room and a bathroom with shower.

The night area is made up of 1 study and 3 exterior rooms. Two spacious double rooms that share a full bathroom with free-standing bathtub and toilet and separate shower. And a large suite with dressing room and bathroom with separate shower and toilet. Built-in wardrobes with high quality interior finishes.

Among other benefits, the house has beautiful ceramic floors with large pieces and is equipped with ducted air conditioning and natural gas heating by radiators. Motorized blinds. Large capacity independent storage room in the basement of the building.

The apartment is very bright exterior and with an optimal orientation.

The 1940 estate has an elevator and concierge service.

Very well located, perfectly connected to public transport, surrounded by shops, services and leisure in the heart of Barcelona. Agency fees are borne by the property.

If you want to have the privilege of opening this house next to Francesc Macià and very close to Turó Park, call us or send a WhatsApp to 681162903. To keep up to date with our news you can follow us through our Instagram (glover\_barcelona)

## Data sheet

### Distribution

- Surface 221m2
- 5 rooms
- 3 baths
- Terrace 2m2
- Refurbished

### Characteristics

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

### Additional Data

- Lift
- Community expenses: 257,2 €/Monthly
- IBI expenses: 159,08 €/Monthly

### Global terms

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#### Map:

<https://www.google.com/maps/@41.3916,2.14443,16z?hl=en>

#### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-magnificent-reformed-apartment-next-francesc-macia-516>









