



REF: GVAFP30B1

## Spectacular duplex in Putxet

Barcelona, Sarrià - sant gervasi

In the heart of the Putxet neighbourhood we find this beautiful, sunny and bright property 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, 1 apartment on the first floor and another on the second. These two apartments have a private terrace of each one on the roof that is accessed directly with the elevator from the house itself. We enter the 89.99m<sup>2</sup> useful interior duplex house that is divided into two floors. On the first floor, a large living room and kitchen area of 30m<sup>2</sup> with large windows and access to a private garden of 57m<sup>2</sup> with 3 laurels and 1 olive tree. A part of the garden is prepared to be able to make a garden. Kitchen with designer furniture, Neolit worktop, integrated LEDs and equipped with Bosch appliances. In addition, on this floor we have 1 single room and an adapted toilet. Under the stairs there is a large closet where the washing machine is located and a large storage space. Going up the natural wood stairs we find 1 suite room with complete bathroom with bathtub and dressing room. Another office space and 1 full bathroom with shower. The natural wood floors, the concrete ceilings and the exposed brick make this home unique and singular. Automatic Screens on all windows in the bedrooms upstairs and blinds on the bottom. 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 living in a home in this recent construction building designed and built under sustainable criteria and 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.

Available from the 1st of november.

### Data sheet

## Distribution

- Surface 89m2
- 2 rooms
- 3 baths
- Terrace 68m2
- Semi 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-spectacular-duplex-putxet-570>









