



REF: GVVNSM1

## High standing flat with 4 bedrooms and 3 bathrooms in Sarrià

Barcelona, Sarrià - sant gervasi

FANTASTIC OPPORTUNITY to live in a large, high standing apartment completely exterior to two winds in the upper area of Barcelona. It is a high, large and very bright apartment with a very usable and pleasant L-shaped terrace. Located just above Av. Diagonal, corner with Av. de Sarrià and in front of the Jardines de Blanca Selva. It is also very well connected with public transport that take you to the city center. The property is located on a fifth floor, facing Tarragona so it has natural light all day. The apartment is in good condition, although it requires some renovation to adapt it to the new owner. The building has 2 elevators and concierge service. Included in the price is a very large parking space that is located in the same building, on floor -2 and that the elevator takes you directly to it. Undoubtedly a convenience that is appreciated.

The property consists of 180m2 built interior. Upon entering through the entrance door we find a large hall that divides the floor in two, the day area and the night area. In this second area, we find four bedrooms, all exterior and of which three are doubles without being excessively large and the master bedroom en suite with integrated bathroom and dressing area. In addition to the four bedrooms there are two full bathrooms that serve the other rooms.

In the day area is the large living room of approximately 50m2 with plenty of natural light as it has large windows on all sides and also has direct access to the terrace of about 10 m2, facing Tarragona so there is sun all day, besides having unobstructed views thanks to the height of the floor. On the other hand, we find a very large office kitchen with dining space, in very good condition, as it was renovated a few years ago and has a separate laundry room, very useful for the water area to have it separated.

As for details of the apartment, we find parquet floors throughout the house except in kitchen and bathrooms, ceramic in bathrooms, air conditioning with splits, aluminum exterior carpentry, fitted closets in all rooms, security entrance door, gas heating radiators, large parking space for car, motorcycles, etc..

We want to highlight the brightness throughout the house, the spaciousness of all its rooms, the well oriented terrace and clear views, the area that is very well valued with all kinds of stores, services and transport, schools, universities, libraries, health centers, gyms and everything you need to live comfortably. Ideal for families looking for a spacious apartment in one of the best areas of Barcelona.

Do not miss the opportunity to make a visit, you'll like it, ask for it now!

If you want to have the privilege of premiering this exceptional home, do not hesitate to contact us by calling 681162903 or sending a WhatsApp. You can also follow us on Instagram (glover\_barcelona) to keep up with our latest news. This is your opportunity to live in the heart of Barcelona, in a home that combines luxury and comfort in a unique historical environment. Do not miss it!

## Data sheet

### Distribution

- Surface 202m2
- 4 rooms
- 3 baths
- Parking 1 place
- Good condition

### Characteristics

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

### Additional Data

- Lift
- Community expenses: 213 €/Monthly
- IBI expenses: 200,07 €/Monthly

## Global terms

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### Map:

<https://www.google.com/maps/@41.3913,2.13174,16z?hl=en>

### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-high-standing-flat-4-bedrooms-and-3-bathrooms-sarria-667>









