



REF: GVDF1341

## Fantastic flat with 5 bedrooms and 4 bathrooms to be refurbished.

Barcelona, Les corts

At Glover we are very proud to offer you this magnificent south-east facing property with large windows and a constructed area of 199 m<sup>2</sup>. We highlight a very enjoyable terrace of 21 m<sup>2</sup> plus a balcony of approximately 6.82 m<sup>2</sup>. In total there are two double bedrooms, a single service room, an office room and a suite room. Both the office room and the suite are equipped with a full bathroom.

The price also includes a parking space and a storage room which are located in the same building.

The property has a main and service lift, a quiet communal area with swimming pool, children's playground, games room and an elegant community meeting room.

In terms of security, it has a concierge from Monday to Friday plus a 24-hour security service.

It is strategically located in the prestigious neighbourhood of Pedralbes, just a few steps from Avenida Diagonal, surrounded by all kinds of services and an extensive public transport network.

From the main lift we access the property through a private entrance hall that leads us to the entrance hall of the flat.

The day area is divided into three spacious rooms, a large living room equipped with a fireplace, a living-dining room and an office equipped with a complete bathroom. This office was previously used as a bedroom suite, so it could easily be reconverted for this purpose.

From the dining room, we can access the kitchen-diner equipped with all the necessary appliances and which at the same time is connected to a practical laundry area plus an interior service room.

The sleeping area has two double bedrooms plus a suite. We highlight the suite equipped with dressing room and complete bathroom. The suite and one of the double bedrooms have access to a shared balcony. In each room there is a practical loft that can be used as a small storage room.

The property also has a service entrance, fitted wardrobes throughout the flat, and a heating system with gas radiators. Don't miss the opportunity to visit the property, we are sure you will like it! You can contact us by calling 681162903 or sending a WhatsApp. You can also follow us on Instagram (glover\_barcelona) to keep up to date with our latest news. This is a unique opportunity to live in the upper area of Barcelona combining an open, stately, luxurious environment and at the same time have all the services at street level.

## Data sheet

### Distribution

- Surface 199m2
- 5 rooms
- 4 baths
- Terrace 27m2
- Parking 1 place
- To reform

### Characteristics

- Heating
- Storage room
- All exterior
- Energy rating: E

### 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. The expenses and taxes of transmission of the property, VAT or ITP, Notary and Registry are borne by the buyer. Agent fees are borne by the seller.

### Map:

<https://www.google.com/maps/@41.3892,2.12453,16z?hl=en>

### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-les-corts-fantastic-flat-5-bedrooms-and-4-bathrooms-be-refurbished-687>









