



REF: GVAB224VH

## **Bright and Spectacular Newly Renovated Home in the Sant Gervasi Area.**

Barcelona, Sarrià - sant gervasi

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Glover Barcelona Real Estate is pleased to present this bright and spectacular newly renovated home, ready for first-time occupancy, featuring four double bedrooms and one office room in a stately building in the Sant Gervasi area.

The renovation preserved original architectural elements and opened certain spaces, giving the home spacious dimensions throughout all rooms.

Upon entering, there is a large hall that divides the apartment into two areas.

On one side, there is a magnificent living room with high, ornate ceilings and large windows, allowing for two separate sitting areas, a spacious dining room with access to a large kitchen, an office room, a guest restroom, and a grand master suite with large built-in wardrobes and a full bathroom with a shower. A linen closet separates the bathroom from the bedroom.

On the other side, there are three splendid double bedrooms. Two of them overlook a very quiet and sunny interior courtyard. These bedrooms share a large full bathroom. There is also an independent laundry area.

The apartment features double-glazed windows for excellent thermal and acoustic isolation. The floors are laminate parquet. Air conditioning and heat pump are provided via ducts in two phases, ensuring balanced temperature control. LED lighting system throughout.

The building has a concierge and a service elevator.

Excellent location in Sant Gervasi, close to all services, shops, restaurants, and public transportation. Don't miss the opportunity to live in a place that combines comfort, elegance, and a prime location.

If you wish to be the lucky first occupant of this unique home in one of the city's most authentic neighborhoods, don't hesitate to contact us. You can send a WhatsApp or call us at 681 162 903.

## Data sheet

### Distribution

- Surface 194m2
- 5 rooms
- 3 baths
- Good condition

### Characteristics

- Air conditioning
- Heating
- 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. 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/@41.3987,2.15134,16z?hl=en>

#### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-luminosa-y-espectacular-vivienda-recien-reformada-la-zona-sant-gervasi-734>











