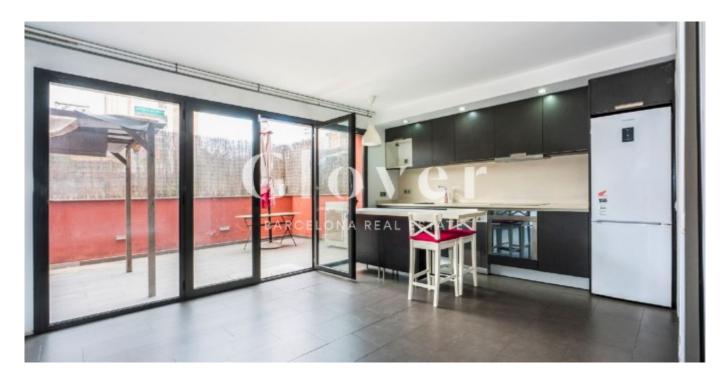
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Agents AlCat: 5566 / 5783





REF: GVVR431

# Fantastic Studio with Large Terrace in the Heart of Sant Adrià

Sant Adria de Besos, Centro

Fantastic Studio with Large Terrace in the Heart of Sant Adrià

Located in a recently built development in the heart of Sant Adrià, we are offering for sale this spectacular 45 m² studio apartment, perfect for those looking for comfort and functionality in an unbeatable location.

The property has a large and bright open-plan area that perfectly combines the living room, dining room, kitchen and bedroom in a harmonious space, creating a modern and welcoming atmosphere. It also includes a complete bathroom with shower and built-in wardrobes for greater comfort.

One of its main attractions is the impressive 24 m<sup>2</sup> terrace, ideal for enjoying the sun and fresh air in the heart of the city.

The quality finishes include wooden interior carpentry with sliding doors, Climalit aluminium frames in a dark colour and ceramic flooring. The studio is equipped with a ducted heating and air conditioning system for year-round comfort.

It is sold unfurnished but includes white goods. Situated in a central and privileged location, the property offers excellent public transport links and is surrounded by all essential amenities for daily living.

Don''t miss this opportunity, arrange a viewing today!



If you're interested in this wonderful opportunity, don't hesitate to contact us at 681162903 via call or WhatsApp. You can also follow us on Instagram (glover barcelona) to stay updated on our latest listings.

# **Data sheet**

## **Distribution**

- Surface 61m2
- 1 room
- 1 bath
- Terrace 24m2
- Good condition

## **Characteristics**

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

# **Additional Data**

• Lift

• Community expenses: 75 €/Monthly

• IBI expenses: 31,67 €/Monthly

## **Global terms**

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#### Map:

https://www.google.com/maps/@41.4294,2.21975,16z?hl=en

#### Link:

https://dev.gloverbarcelona.com/en/properties/sant-adria-besos-centro-fantastic-studio-large-terrace-heart-sant-adria-777





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