



REF: GVVV170AT

## Renovated and very bright penthouse located in the heart of the Les Corts neighborhood.

Barcelona, Les corts

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Glover Barcelona is pleased to present this unique apartment on the top floor of a period building in Les Corts, with a built area of 43 m<sup>2</sup> of interior space and 46 m<sup>2</sup> including common elements, according to the Cadastre, and 38.77 m<sup>2</sup> according to the Certificate of Habitability nº CHB01697419001, very well distributed, ideal for one person or a couple, ready to move in.

We highlight its brightness and its different exterior spaces. Living room, 1 double bedroom with built-in wardrobes, 1 spacious bathroom with shower and window, and a large dining area with a beautiful open kitchen enjoying unobstructed views.

On the same landing as the apartment entrance, there is a communal terrace, perfect for comfortably enjoying the outdoors.

The property has two air conditioning split units and individual natural gas heating, ensuring comfort throughout the year. It features parquet flooring and aluminum exterior carpentry with Climalit double glazing, providing good thermal and acoustic insulation.

Excellent location, with very good connections and just a 2-minute walk from Travessera de Les Corts, surrounded by shops, services, and public transport.

## Data sheet

### Distribution

- Surface 46m2
- 1 room
- 1 bath
- Refurbished

### Characteristics

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

### Additional Data

- Lift
- Community expenses: 56 €/Monthly
- IBI expenses: 26,05 €/Monthly

## Global terms

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#### Map:

<https://www.google.com/maps/@41.3835,2.13468,16z?hl=en>

#### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-les-corts-renovated-and-very-bright-penthouse-located-heart-les-corts-neighborhood-861>









