



**KENSINGTON**<sup>®</sup>

Finest Properties International

## Architectural jewel in one of the most coveted areas of Barcelona



## general:

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<b>object number external:</b>	KB1555	<b>as from:</b>	12.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2001
<b>place:</b>	08017 Barcelona	<b>living space:</b>	730,00 m <sup>2</sup>
<b>Floor space:</b>	730,00 m <sup>2</sup>	<b>Total size of site:</b>	2.127,00 m <sup>2</sup>
<b>Number of Rooms:</b>	8,0	<b>Number of bedrooms:</b>	7,0
<b>Number of bathrooms:</b>	7,0	<b>Condition:</b>	groomed

## prices:

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**purchase price:** 3.200.000,00 €

## energy certificate:

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## contact person:

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<b>company:</b>	KENSINGTON Finest Properties International -	<b>name:</b>	Oriol Canal
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## Infrastructure:

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## Description:

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This is an architectural jewel in one of the most sought-after areas of Barcelona. A majestic property of 815 square meters, located in Bonanova, very close to Teknon Hospital, with breathtaking views of the city and the iconic Casa Bellesguard, Gaudi's work.

Designed on several levels, the house is perfectly divided to adapt to all needs and uses. The entire space is flooded with natural light thanks to the large windows and the rooms are spacious, comfortable and elegant.



On the main floor, a magnificent entrance hall welcomes you, leading to a large living and dining room, perfect for entertaining guests. The space is designed to distinguish the different areas, with a living area, a dining area with a table for 10 people and a relaxation area. From here you have access to a beautiful terrace with space for outdoor dining and a large barbecue area. In addition, the terrace offers unparalleled views of a tranquil and lush garden with a swimming pool perfectly aligned to enjoy the sun throughout the day. The fully equipped kitchen with a bright office area with table and bar completes this floor.

On the second floor there are four double bedrooms (one with dressing room) and two spacious and complete bathrooms. All bedrooms are located outside and surrounded by greenery. On the facade facing the garden, you will enjoy spectacular views and absolute tranquility. On the second floor there is a suite, a large office overlooking the garden and the city, and a quiet and cozy billiard room (which could be converted into an additional bedroom if needed).

Upstairs there is a large loft with wooden ceilings and a large multi-purpose room ideal for customization.

From the main floor of the house you can go down two floors and discover a gym, offices, a sauna and a jacuzzi, and a large garage with space for 4-5 cars. On these floors you will also find a service and guest area, which consists of a complete apartment.

This property is a true work of art in one of the most exclusive areas of the city, with easy access to prestigious schools, services and major roads in and out of the city. Do not hesitate to contact us for more information!

## images

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