



## Impressive penthouse with the best views of the Mediterranean Sea



## general:

---

<b>object number external:</b>	KB1989	<b>as from:</b>	26.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>place:</b>	08930 Sant Adrià del Besòs
<b>available from:</b>	2024-09-26	<b>available from:</b>	ya
<b>living space:</b>	109,00 m <sup>2</sup>	<b>Total space:</b>	150,00 m <sup>2</sup>
<b>floor:</b>	9	<b>Number of Rooms:</b>	1,0
<b>Number of bedrooms:</b>	3,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	as new

## prices:

---

<b>parking garage:</b>	0,00 €	<b>purchase price:</b>	730.000,00 €
<b>house money:</b>	115,00 €		

## energy certificate:

---

<b>expiry date:</b>	2029-05-16	<b>age group:</b>	2014
<b>value class:</b>	E		

## contact person:

---

<b>company</b>	KENSINGTON Finest Properties International -	<b>name:</b>	Oriol Canal
<b>street:</b>	Paseo de Gracia 79, Barcelona	<b>place:</b>	08008 Barcelona
<b>phone:</b>	+34 935 95 77 44	<b>Email:</b>	barcelona@kensington-international.com
<b>www:</b>	www.kensington-barcelona.com		

## Infrastructure:

---

## Description:

---

Discover your new home in this spectacular penthouse with panoramic sea views! Situated in a prime location, this 109 m<sup>2</sup> property on the main floor features three spacious bedrooms, two full bathrooms, a bright dining room and a functional kitchen, plus a generous 19 m<sup>2</sup> balcony ideal for enjoying the views.

The jewel of the house is its impressive 60 m<sup>2</sup> upper terrace, equipped with a kitchen, barbecue, a comfortable double bed/hammock and a large dining table. Imagine relaxing by the small pool or growing your own vegetable garden in an environment full of greenery and charm. All this, together with a large parking of 12 m<sup>2</sup>, makes it a perfect space to enjoy outdoor life.

The brightness floods every corner thanks to the large windows, especially in the dining room, where three windows of more than 6 meters offer sea views. The parquet and teak flooring on the terrace add a touch of elegance and comfort. In addition, with the option to adapt the house to four bedrooms or an office, this penthouse can be adjusted to your changing needs.

Located in an area in constant revaluation, surrounded by new residential and luxury hotels, this penthouse benefits from excellent transport connections: the Tram right in front, bus lines three minutes away and metro line L4 seven minutes away. Just a ten-minute walk away, the Diagonal Mar shopping center offers you a wide variety of stores, restaurants and leisure options.

The proximity to the port and the beaches of Fòrum and Llevant will allow you to enjoy the sea at any time. And with newly opened parks and green areas just around the corner, you'll have the perfect balance between urban life and nature.

Don't miss the opportunity to live in this dream penthouse, where every day will be a new chapter in your story in front of the sea! Contact us for a visit.

## Equipment description:

---

This magnificent penthouse has features that ensure comfort and functionality in every corner. With a constructed area of 150 m<sup>2</sup>, the property offers 3 spacious bedrooms and 2 full bathrooms, ideal for families or those looking for extra space. You will enjoy a terrace and balcony that will allow you to relax outdoors while admiring the views.

The garage space is included in the price, which adds significant value to the property. With a pre-owned condition but in very good condition, this home features built-in closets to maximize storage space, as well as an additional storage room.

Located on the 9th floor exterior, this south and east facing property guarantees excellent luminosity throughout the day, creating a cozy atmosphere. The building has an elevator, facilitating access to your home.

As for the equipment, the air conditioning system provides optimum comfort in all seasons. In addition, you can enjoy green areas surrounding the building, perfect for walking or relaxing in nature. The house also has an energy

certificate, which ensures efficient consumption and low emissions, contributing to a more sustainable lifestyle.

In short, this penthouse not only offers a spacious and bright space, but also has all the necessary amenities to enjoy a modern and cozy home. Do not miss the opportunity to visit it!

## images

---

Terraza 9



Salón 5



Balcón 4



Salón 3



Balcón 1



Balcón 3



Terraza 3



Terraza 5



Cocina



B1 1



B1 2



B2 1



B2 2



D1 2



D1



D2 1



D2 2



D2 3



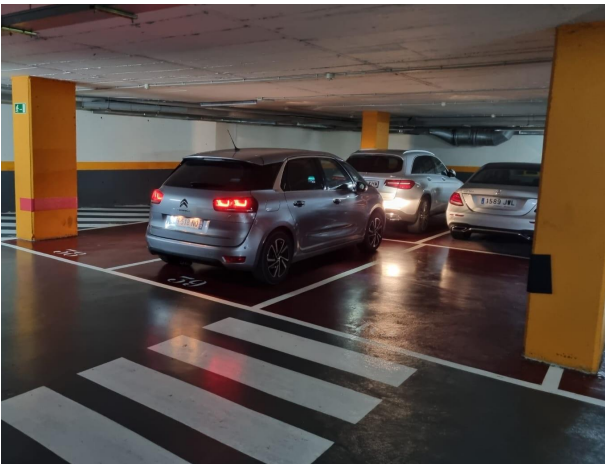
D3 1



D3 2



Garaje



Jardín comunidad



Salón 4



Terraza 2





Terraza 4



Terraza 6



Terraza 7



Terraza 8



Exterior 9

