



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

---

<b>object number external:</b>	KB5001	<b>as from:</b>	04.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>place:</b>	08021 Barcelona
<b>living space:</b>	90,00 m <sup>2</sup>	<b>Total space:</b>	101,00 m <sup>2</sup>
<b>floor:</b>	6	<b>Number of Rooms:</b>	4,0
<b>Number of bedrooms:</b>	2,0	<b>Number of bathrooms:</b>	2,0
<b>Condition:</b>	groomed		

## prices:

---

**purchase price:** 600.000,00 €

## energy certificate:

---

**beaconing:** gas

## contact person:

---

<b>company:</b>	KENSINGTON Finest Properties International -	<b>name:</b>	Oriol Canal
<b>street:</b>	Paseo de Gracia 7, 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:

---

Unique opportunity to acquire a stunning 98m<sup>2</sup> apartment in the sought-after Sant Gervasi area of Barcelona! This captivating home offers a smart layout with no hallways, ensuring an unparalleled living experience.

**Bright and Airy Living Spaces:** Imagine waking up each morning with sunlight streaming in, offering impressive views of the city and even the sea, just 5.2 km from the beach. This bright apartment enjoys natural light throughout the day, making it an ideal haven.

**Thoughtful Design:** The intelligent distribution features a welcoming hall with built-in wardrobes on the left and a door leading to the kitchen on the right. The kitchen is fully equipped with high-end appliances, including a ceramic hob, microwave, and oven. It's a spacious, enclosed area with an interior window, and there's ample space to install your preferred refrigerator.

**Heart of the Home:** The main living room is the centerpiece of the apartment, flooded with natural light and offering a versatile space to create a cozy living area. A large wall is perfect for mounting your TV, and the dining area next to the sofas provides a wonderful spot to enjoy meals with city views. From here, step out onto a charming terrace-balcony, ideal for outdoor dining or simply relaxing and taking in the stunning views of Barcelona. The double-glazed terrace ensures peace and quiet inside.

**Comfortable Bedrooms:** This magnificent home features two double bedrooms, each with its own bathroom, ensuring privacy and comfort. The master bedroom opens onto the terrace and is bathed in light throughout the day. It accommodates a double bed, nightstand, and offers built-in wardrobes. The adjacent bathroom, which could benefit from renovation, is conveniently located next door.

The second bedroom is spacious, suitable for a double bed or two single beds, and features two internal windows that flood the room with natural light. The en-suite bathroom currently serves as a laundry room and could be remodeled and expanded for added convenience.

**Unfurnished and Ready for Personalization:** The property is sold unfurnished, allowing you to infuse your personal style and make it truly yours.

**Prime Location:** Located in the prestigious Sant Gervasi neighborhood, this apartment offers the best of both worlds: the tranquility of an exclusive residential area combined with the vibrant cosmopolitan life of Barcelona. With the Muntaner metro station literally at your doorstep, getting around the city is a breeze.

Don't miss this unique opportunity to make this impressive apartment your new home. Call now to arrange a visit. For weekend viewings, please notify us 3 days in advance.

# images

IMG\_5114



salon comedor



IMG\_5113



IMG\_5116



IMG\_5120



cuarto de cocina



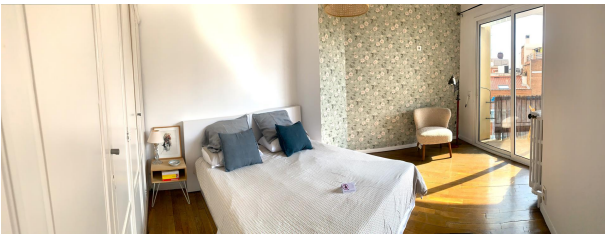
IMG\_5117



IMG\_5118



IMG\_5125



Habitación principal\_1



IMG\_5128



IMG\_5132



IMG\_5157



IMG\_5155



IMG\_5158



Habitación segunda con baño en suite\_2



Habitación segunda con baño en suite\_1



IMG\_5138





IMG\_5136



IMG\_5137



IMG\_5141



IMG\_5145



IMG\_5144



IMG\_5115

