

## apartment for sale Sarrià-Sant Gervasi-Galvany, Barcelonès



Exclusive 116 m<sup>2</sup> apartment located on Ganduxer Street, situated on the fourth floor of a building with an elevator and unobstructed views of Plaza Wagner Park. This recently renovated property features high-end finishes, offering a modern and comfortable atmosphere.

The apartment is laid out with a spacious and bright living-dining room, ideal for enjoying pleasant family gatherings. The office kitchen is equipped with the finest materials and high-quality appliances. The apartment has three bedrooms, including a spacious master bedroom with an en-suite bathroom, and two additional bedrooms that share a full bathroom. All bathrooms are designed with top-quality materials, adding a touch of elegance and comfort.

This apartment includes ducted air conditioning and gas radiator heating, ensuring a pleasant temperature throughout the year. The parquet floors add warmth and style to every room.

Energy Certificate:

Consumption: 1 kWh/m<sup>2</sup> year

Emissions: 1 kg CO<sub>2</sub>/m<sup>2</sup> year

Location:

Located in a central and well-connected area, with easy access to the TRAM and other public transportation. The location is unbeatable, with all necessary services within reach, such as shops, restaurants, schools, and green areas.

This apartment is perfect for those looking for a comfortable, modern home in one of the best areas of Barcelona.

**property details**

**contact**

Spanishstate id:	<b>5977527</b>	name:	<b>Albert Prat</b>
reference::	-	spreekt:	<b>English, Spanish</b>
close to/ located:	<b>Sarrià-Sant Gervasi-</b>	telefoon:	<b>not available</b>
	<b>Galvany</b>		
region:	<b>Barcelonès</b>		
property type:	<b>apartment</b>		
rooms:	<b>3</b>		
property surface:	<b>116 m2</b>		
surface plot:	<b>- m2</b>		
price:	<b>€ 825.000</b>		