



REF: GVVD055

## First floor apartment in the Central Park with large terrace, shared pool and parking.

Sant Cugat del Valles, Parc Central

First floor apartment in the Central Park with large terrace, communal pool and parking. Spacious and bright apartment of 115m<sup>2</sup> built totally outside with a terrace of 41m<sup>2</sup> approximately. We have the privilege to offer for sale this impeccable property located in an unbeatable area of Sant Cugat and with a spacious and fantastic common area with pool and garden. It is located in the wonderful area of Parc Central, 10 minutes' walk from the train station of Sant Cugat and close to all services, stores, gyms, restaurants and well connected by bus to all points of interest of the city. The property is located in a recent building with few neighbors. We enter through an entrance hall with a built-in wardrobe that gives access to a spacious living-dining-kitchen with direct access through the large windows to a beautiful terrace with direct access to the common area. The apartment was renovated 10 years ago, joining the kitchen to the living-dining room, which gives it a lot of light and space. From the kitchen you have access to the laundry room and an outdoor patio where you can hang your clothes. To the right of the hall, we access the night area which is composed of 3 exterior bedrooms and two bathrooms. Originally the house had 4 bedrooms and during the renovation it was decided to make 3 more spacious. We highlight the master suite with many built-in cabinets and a bathroom with shower. In addition, there are two spacious double bedrooms, all with built-in wardrobes. 1 bathroom with bathtub that serves these 2 rooms. On the terrace there is an annexed studio of 14,5m<sup>2</sup>, tastefully decorated, equipped with a fan and two velux windows so that the light and ventilation constantly renew the air. The apartment also has a large parking space, very comfortable and a storage room of about 5m<sup>2</sup> with custom shelves in the same property INCLUDED in the price. QUALITY FINISHES: parquet floors, interior wood lacquered joinery, exterior joinery with double glazing, individual gas heating, fans in all rooms of the house. Awnings of terrace. Self-locking security shutters. SITUATION: Located in a privileged and quiet area of Sant Cugat, it has excellent communications with the main access roads to Barcelona and its surroundings. The neighborhood of Parc Central stands out for its quiet residential areas and at the same time close to an infinite number of services, shops, medical services and universities just a few minutes away.

## Data sheet

### Distribution

- Surface 113m2
- 3 rooms
- 2 baths
- Terrace 40m2
- Good condition

### Characteristics

- Heating
- Storage room
- All exterior
- Energy rating: E

### Additional Data

- Community expenses: 194,5 €/Monthly
- IBI expenses: 117,46 €/Monthly

### Global terms

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#### Map:

<https://www.google.com/maps/@41.4731,2.07177,16z?hl=en>

#### Link:

<https://www.gloverbarcelona.com/en/properties/sant-cugat-del-valles-parc-central-first-floor-apartment-central-park-large-terrace-shared-pool-and-parking-498>









