



REF: GVAA4B2

Brand new ground floor apartment, bright duplex

Sant Cugat del Valles, Otras zonas

Brand new ground floor apartment in a new construction building, very bright duplex with exterior views from all rooms. All of them directly linked to the covered terrace. On the ground floor there is a very spacious living-dining room of approximately 34 m² with a separate kitchen and an area for a washing machine and dryer. 1 courtesy toilet. Access by stairs to the upper floor where it consists of 3 bedrooms with fitted wardrobes: a suite with bathroom and two double rooms separated by a sliding door that has the possibility of becoming a large room and study with a full bathroom to share. In total it has a useful area, without common areas, of 96m² with a covered terrace of 10.46 m² and 55 m² for private use with Italian resin pots with plugs and water connection. Top-of-the-range Siemens finishes, silestone and all kinds of details, tilt-and-turn aluminum enclosures, GradHermetic electric blinds and ceramic flooring imitating wood. In humid areas the pavement is made of polished cement. Radial heating and ducted air conditioning. Support for sanitary hot water and heating from solar panels on the community roof, which allows significant energy savings. A quality of life proposal that includes a communal area with a private area with Mediterranean plants, jasmine, ugenias, lavender, gardenias and a 30m² saline pool for the enjoyment of the whole family. Each house has 2 parking spaces with pre-installation made for electric car charger and 1 storage room included in the price. Just 2 minutes walk from the Catalan Railways station and the center of Sant Cugat and all its shops. 15 min by car from Barcelona. e

Data sheet

Distribution

- Surface 105m²
- 3 rooms
- 3 baths
- Terrace 65m²
- New

Characteristics

- Air conditioning
- Heating
- Balcony
- Storage room
- All exterior
- Private pool
- Energy rating: A

Additional Data

- Lift
- Garden

Global terms

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Map:

<https://maps.google.com/maps?q=41.467%2C2.07665&hl=en>

Link:

<https://www.gloverbarcelona.com/en/properties/sant-cugat-del-valles-otras-zonas-brand-new-ground-floor-apartment-bright-duplex-387>









