



REF: GVAA4A1

## Spacious and bright penthouse with views to the exterior

Sant Cugat del Valles, Otras zonas

Apartment on the second floor, brand new in a new building, spacious and very bright with exterior views from all its rooms. All of them directly linked to the covered terrace and with direct access to the terrace for private use on the roof. The kitchen is open to the living room with the possibility of being independent with a sliding glass door. Separate laundry area with sink and pre-installation for washing machine and dryer. It consists of three bedrooms with fitted wardrobes and dressed inside: a suite with a bathroom and two double bedrooms with a full bathroom to share with a large closet for bedding and a very large rain shower. In total it has a useful area, without common areas, of 116 m<sup>2</sup> with a covered terrace of 31 m<sup>2</sup> and 69 m<sup>2</sup> for private use on the roof with access from inside the house 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 Cortizo 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 hot water 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, eugenics, lavender, gardenias and a 30 m<sup>2</sup> saline pool for the enjoyment of the whole family. Each house also has 2 parking spaces with pre-installation made for the electric car charger and 1 storage room included in the price. Just 2 min walk from the Catalan Railways station and the center of Sant Cugat and all its shops. 15 min by car from Barcelona.

### Data sheet

## Distribution

- Surface 128m2
- 3 rooms
- 2 baths
- Terrace 100m2
- 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-spacious-and-bright-penthouse-views-exterior-391>









