



REF: GVVDLO169

## Exceptional penthouse with large terrace in the heart of Vila de Gràcia

Barcelona, Gràcia

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Glover Barcelona Real Estate is pleased to present this exceptional penthouse with large terrace in the heart of Vila de Gràcia.

It is a third and last floor located in a period building without elevator. The property has 80m<sup>2</sup> built and a large terrace of 42 m<sup>2</sup>.

Spacious and bright living room and open kitchen with large windows to the outside.

Of the 2 bedrooms, 1 is a large single with access to a small and pleasant balcony. The other bedroom is double and has a dressing room. Office area with access to a small balcony.

The bathroom has a bathtub and separate toilet. It also has a skylight that brings natural light.

Through an interior iron staircase we access to a fantastic and large terrace on the roof, of 42 m<sup>2</sup> and private use. In it is the water area.

We highlight its beautiful hydraulic floors, and the beautiful Catalan volta that gives a lot of personality to the apartment. In his last reform, the architect paid special attention to the storage space, providing large closets and attics.

Aluminum exterior carpentry, boiler for hot water and pre-installation of radiators.

Located in Gracia, one of the most authentic neighborhoods of the city, known for its atmosphere, cozy squares,

artists' studios and alternative stores that offer a unique lifestyle in the city.

It has all kinds of neighborhood stores, parks, hospitals and everything you need to live comfortably. If you want to be the privileged one to enjoy this unique piece in one of the most emblematic neighborhoods of Barcelona call us or send us a WhatsApp to 681162903. To keep up to date with our news we invite you to follow us through our Instagram (glover\_barcelona).

## Data sheet

### Distribution

- Surface 80m2
- 2 rooms
- 1 bath
- Terrace 42m2
- Good condition

### Characteristics

- All exterior
- Energy rating: E

### Additional Data

- Community expenses: 90,55 €/Monthly
- IBI expenses: 42,68 €/Monthly

## Global terms

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### Map:

<https://www.google.com/maps/@41.4048,2.15416,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-gracia-exceptional-penthouse-large-terrace-heart-vila-gracia-663>









