



REF: GVVPRE13B

## Unique 4 bedroom, 3 bathroom property in Sarrià

Barcelona, Sarrià - sant gervasi

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Glover Barcelona Real Estate presents this unique property in one of the most sought-after locations, in the heart of Sarrià, just a 5-minute walk from the Pedralbes monastery.

In a property with impressive views of the sea and Tibidabo and on the top floor, we find this 174m<sup>2</sup> flat built with common elements according to the land registry, 140m<sup>2</sup> of built living area approximately and 114m<sup>2</sup> useful plus 15m<sup>2</sup> of terraces.

The entrance hall leads to the living area, where there is a lounge-dining room with fireplace that enjoys the best views in Barcelona thanks to its large windows that give access to a 10m<sup>2</sup> terrace. Just behind the dining room is a large kitchen that can be opened onto the living-dining room if required. From the kitchen, there is access to the utility room with drying area. Next to the kitchen is a guest toilet. The sleeping area comprises four bedrooms, two of which are exterior and have access to a balcony, while the other two also have access to the interior patio and, being on the top floor, are very bright. At present, there is a suite with bathroom and three double bedrooms that share another bathroom, but as this is a pillared construction, it is possible to make different distribution proposals. Three of the bedrooms have built-in wardrobes.

A perfect flat for those seeking views, light, tranquillity and space. The house is equipped with radiators and a new combi boiler 2 years ago and split air conditioning in the living room. Parquet flooring in the living-dining room and ceramic tiles in the rest of the house. The house also has a service entrance.

A large parking space in the same building is included in the price. The building has a lift and concierge service.

We would like to emphasise its privileged location in the heart of the old town of Sarrià, which retains the charm of a quiet village. This is one of the best residential areas in the upper part of Barcelona, with excellent transport links, opposite the Sarrià market, with all kinds of local shops, and next to the Catalan railways and bus stop. Very close to the best schools in Barcelona.

If you would like to visit or receive more information, call us or send a WhatsApp to +34681162903. To keep up to date with our news, we invite you to follow us on our Instagram (glover\_barcelona).

## Data sheet

### Distribution

- Surface 174m2
- 4 rooms
- 3 baths
- Terrace 15m2
- Parking 1 place
- To reform
- Sea views

### Characteristics

- Air conditioning
- Heating
- Balcony
- All exterior
- Energy rating: E

### Additional Data

- Lift
- Community expenses: 228 €/Monthly
- IBI expenses: 142,31 €/Monthly

## Global terms

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### Map:

<https://www.google.com/maps/@41.3989,2.11952,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-unique-4-bedroom-3-bathroom-property-sarria-702>









