Durán Carasso
GRUPO INMOBILIARIO

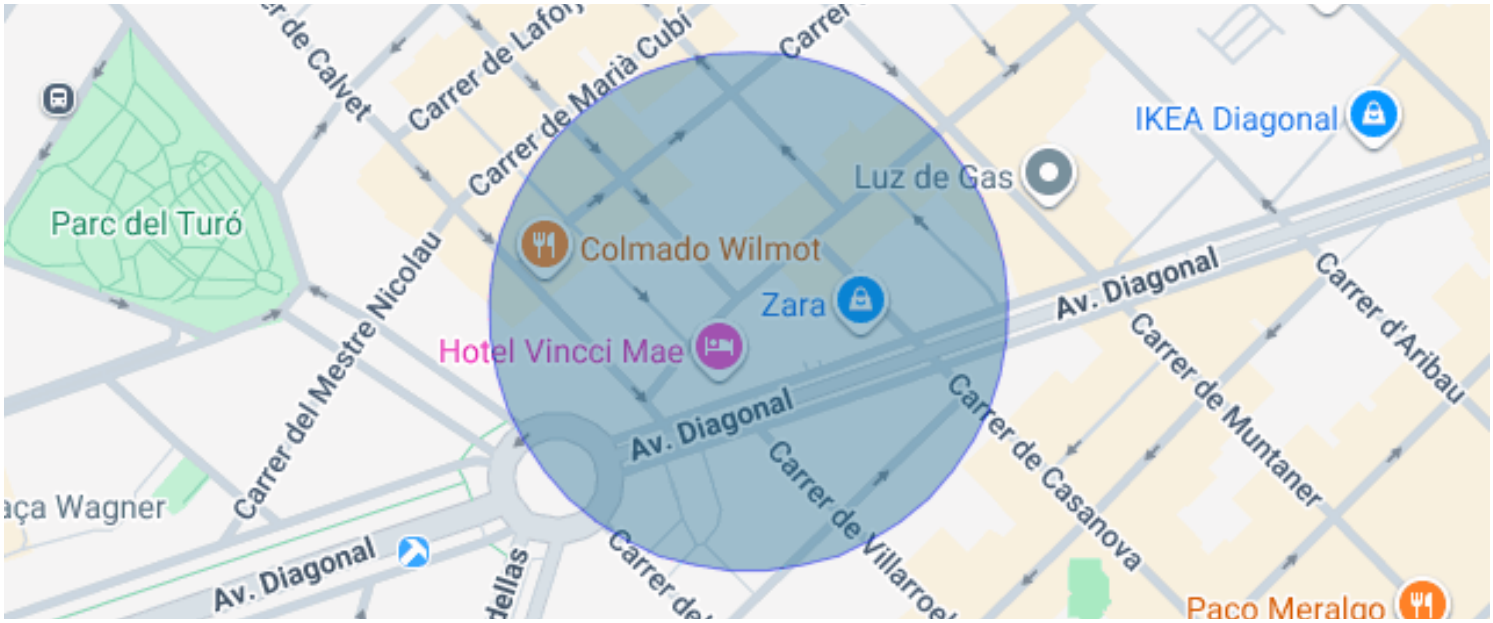


RENOVATED 123 M² FLAT FOR SALE IN GALVANY, BY FRANCESC MACIÀ

Sant Gervasi - Galvany / Barcelona

Price	€990,000
Sur. built	123 m²
Bedrooms	3
Bathrooms	2
Energy classification	F
Emissions rating	F
Year of construction	1937
Floor	1

- ✓ Air conditioning
- ✓ Views
- ✓ Balcony
- ✓ Outside
- ✓ Heating
- ✓ Lift
- ✓ Built in closets


Parc del Turó
Carrer de Calvet
Carrer de Lafont
Carrer de Marià Cubí
Carrer
IKEA Diagonal
Luz de Gas
Colmado Wilmot
Zara
Hotel Vincci Mae
Carrer del Mestre Nicolau
Av. Diagonal
Carrer d'Aribau
Carrer de Muntaner
Carrer de Casanova
Carrer de Villarroel
Av. Diagonal
Carrer de
Av. Diagonal
Paco Meralgo

Sant Gervasi - Galvany / Barcelona

Renovated 123 m² flat in Galvany, a short walk from Francesc Macià: an exterior first-floor home with a dual aspect, three bedrooms and two bathrooms.

The full renovation, never lived in since, has been carried out in a 1937 building with a lift. The flat has air conditioning, heating and built-in wardrobes.

The living area opens onto a generous, naturally lit living and dining room whose proportions allow for different layouts. The kitchen, separate from the living room, features integrated appliances and a breakfast area. Next to it, a separate utility room and a plant room keep everyday life in order.

In the sleeping area, the main bedroom is a suite with its own bathroom and private balcony. It is followed by a second double bedroom and a third single room, ideal as a children's room, study or guest room. A second full bathroom serves this part of the home.

Galvany offers local shops, restaurants and services at street level, and Francesc Macià links you to the rest of Barcelona in a few minutes.

Images are computer-generated and for illustrative purposes only.

Live where you deserve to live.

Agency fees: included in the price or paid by the seller.

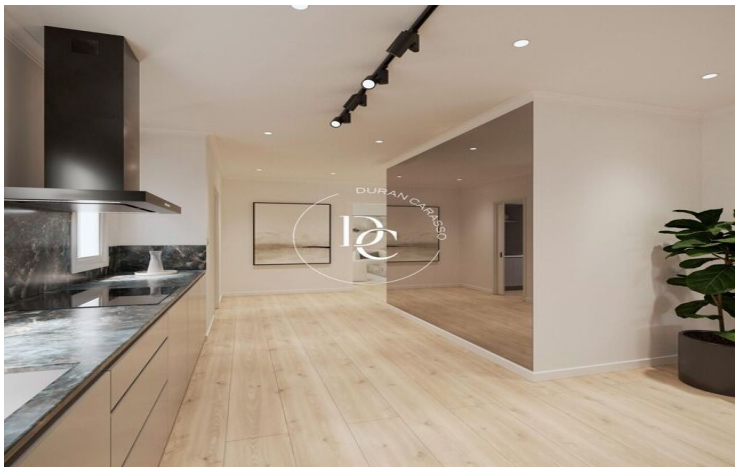
Purchase taxes and costs (paid by the buyer, not included in the price):

- Property Transfer Tax (ITP): subject to the rates in force in Catalonia, which are currently progressive as a general rule and are calculated by applying the following brackets to the sale price:
  - 10% up to €600,000.
  - 11% between €600,000 and €900,000.
  - 12% on the part exceeding €900,000 up to €1,500,000.
  - 13% on the part exceeding €1,500,000.
- Special cases: reduced rates and tax benefits are available for certain groups, such as the 5% rate for young people aged up to 35 buying their main residence who meet the legal income requirements, large families, single-parent families or people with disabilities, and other cases provided for in current tax legislation.
- Notary and Land Registry fees: paid by the buyer and calculated according to the official, legally regulated scales (the final amount depends on the length of the deed, the copies issued and the number of registered properties).
- Administrative agency (gestoría), optional and only if hired: professional fees according to the rates of the agency freely chosen by the buyer.
- Financing costs (if a mortgage is requested): not included in the price; the buyer will bear the costs of processing the mortgage loan that legally correspond to them (such as the property valuation and any bank fees under the terms of their lender).

Technical and identification details:



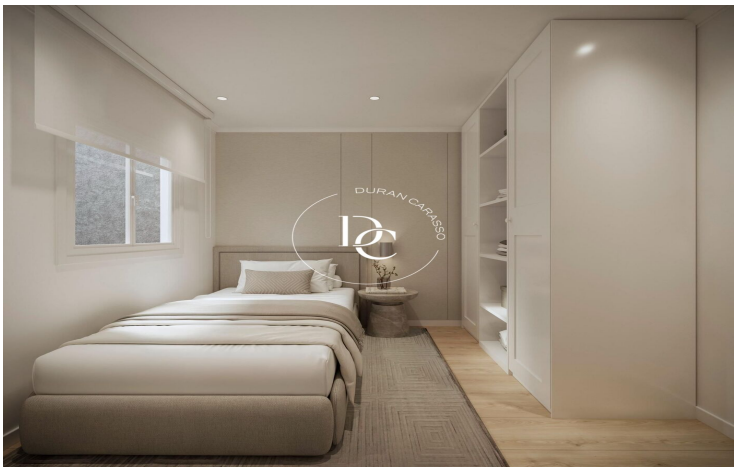


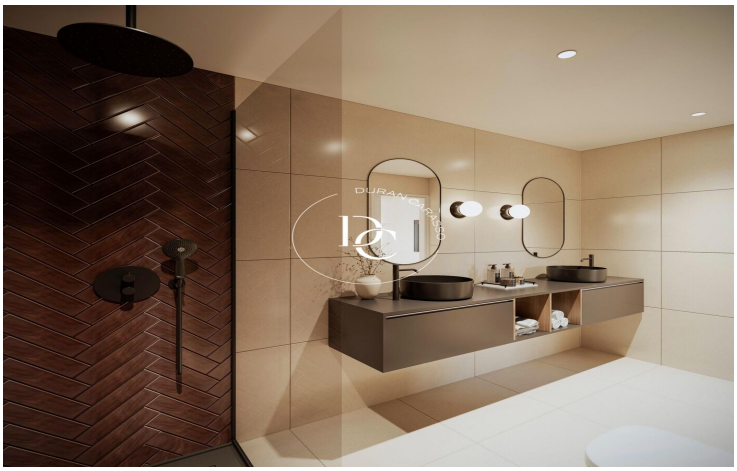












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Contact us if you want more information or to arrange a viewing.

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