



## LUXURY RENOVATED APARTMENT WITH TERRACE FOR SALE IN ARIBAU, SANT GERVASI

Sant Gervasi - Galvany / Barcelona

Price	€1,450,000
Sur. built	188 m²
Sur. util	160 m²
Bedrooms	5
Bathrooms	5
Energy classification	E
Energy performance index	114.00 kw h/m² year
Emissions rating	D
Emissions	22.00 co/m² year
Year of construction	1966
Floor	2
Actual floor	4

- ✓ Air conditioning

✓ Views

✓ Furnished

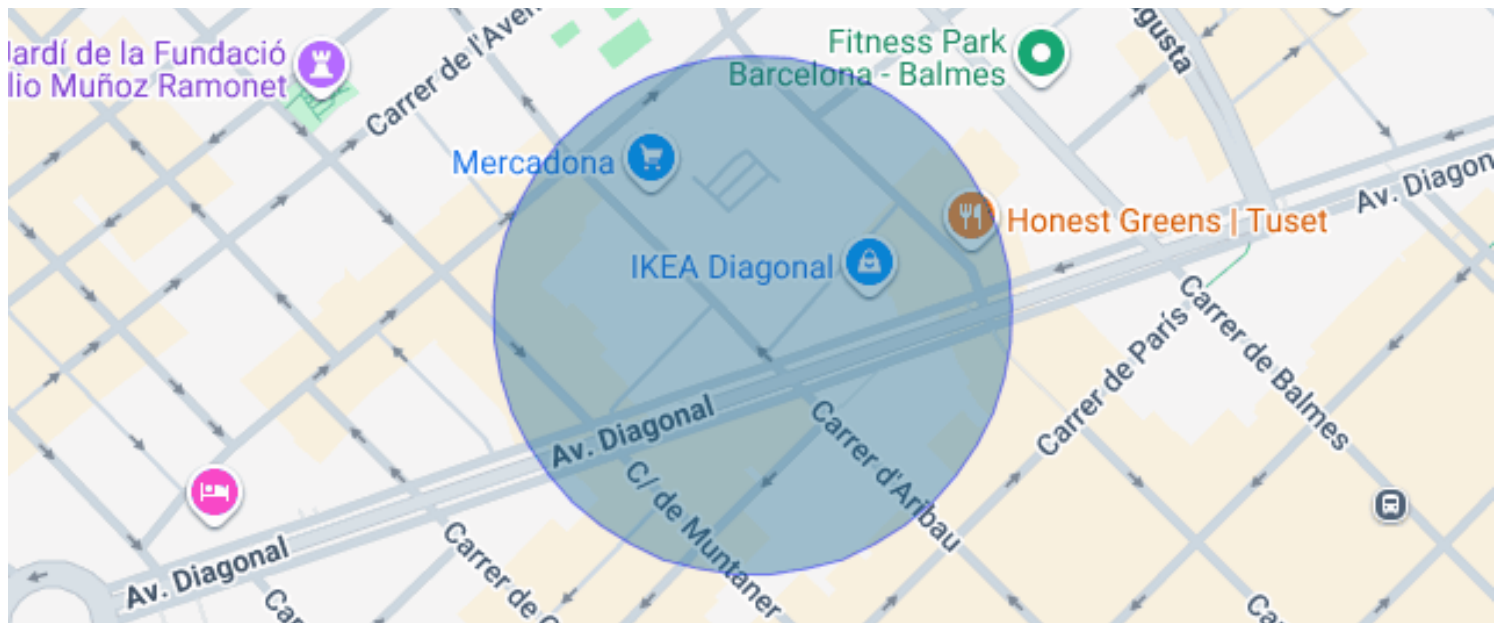
✓ Terrace

✓ Built in closets
- ✓ Heating

✓ Lift

✓ Parking

✓ Concierge



## Sant Gervasi - Galvany / Barcelona

Located at the top of Aribau street, in the distinguished neighborhood of Sant Gervasi-Galvany, this spectacular 196 m<sup>2</sup> apartment has been completely renovated and furnished from scratch, combining the elegance of Barcelona architecture with a contemporary and functional design. Every detail has been carefully selected to offer an exclusive, comfortable home that is ready to move into.

The property has two separate entrances: the main entrance and the former service entrance. The latter leads to a single bedroom with built-in wardrobes, a toilet, and access to the courtyard.

Upon entering through the main door, you are greeted by an impressive 65 m<sup>2</sup> open-plan space that integrates the living room, dining room, and kitchen, creating a modern and welcoming atmosphere. The kitchen, equipped with Bosch appliances and an elegant central island, opens onto the living room, which features an original fireplace and vaulted ceilings, adding character and authenticity. This area leads to a 17 m<sup>2</sup> west-facing terrace, perfect for enjoying the afternoon sun.

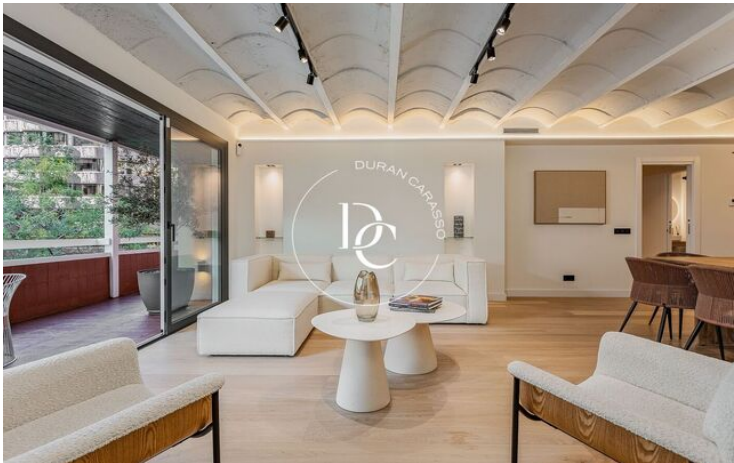
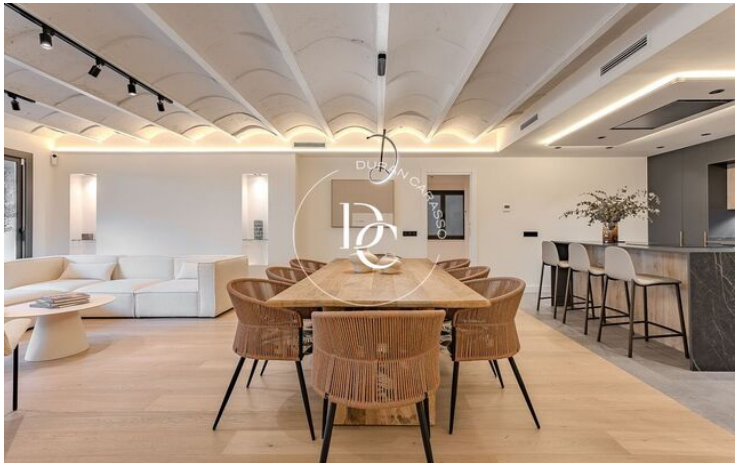
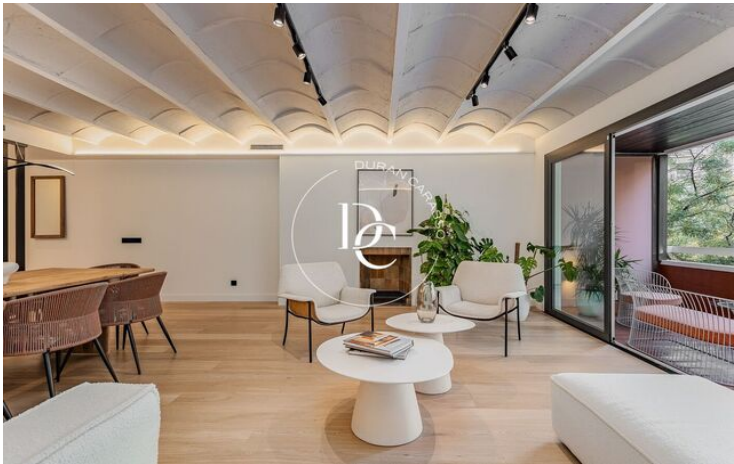
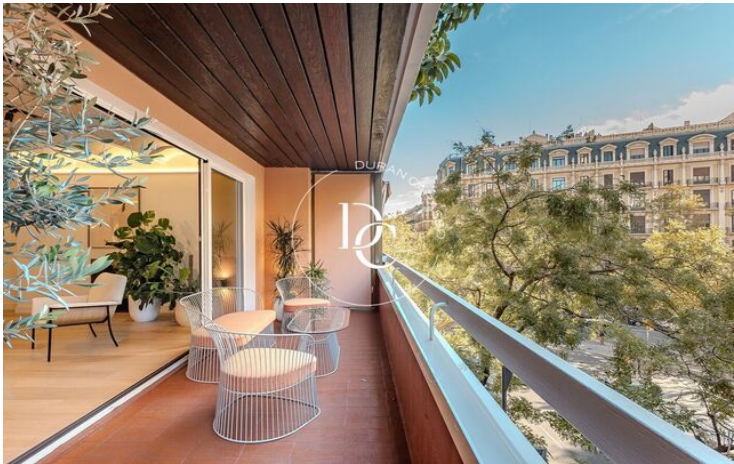
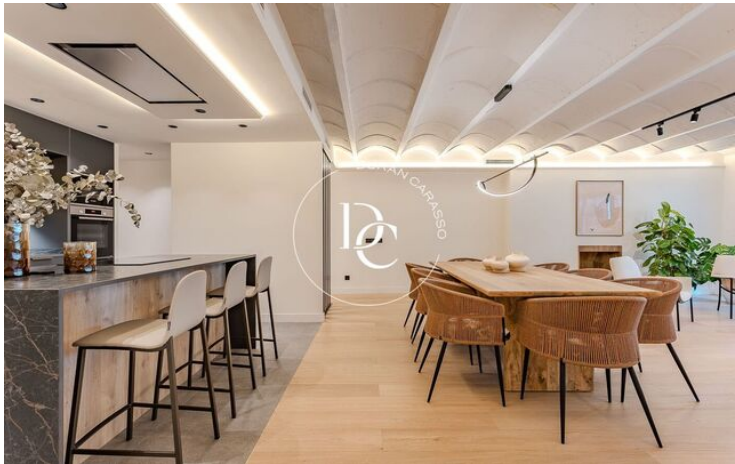
The apartment, with clearly differentiated night and day areas, has a total of five bedrooms, four doubles, one of which is en suite, and one single, as well as three full bathrooms and a toilet. The natural wood floors, Schuller lamps, and Orac Decor wood paneling in the suite reflect an exquisite taste for materials and finishes. It has air conditioning and ducted heating, two elevators, concierge service, and the building has passed its ITE (Technical Building Inspection). In addition, a parking space in the same area is available for €25,000, available as an option.

Located between Sant Gervasi and Diagonal, this property enjoys a privileged location, surrounded by restaurants, cafes, local shops, international schools, and public transportation, with excellent connections to the rest of the city.

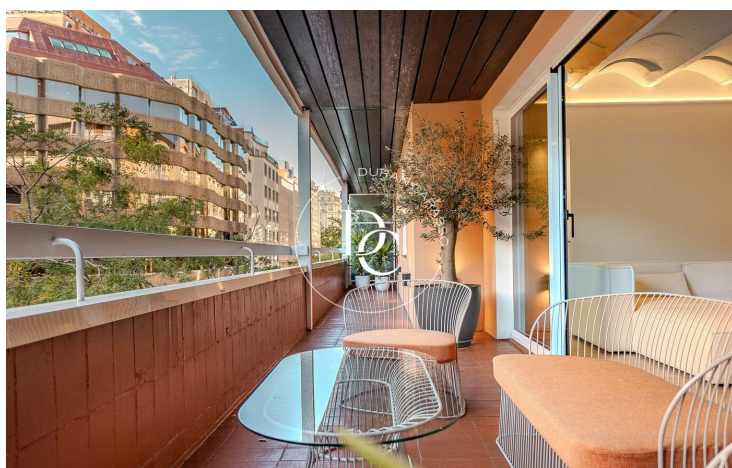
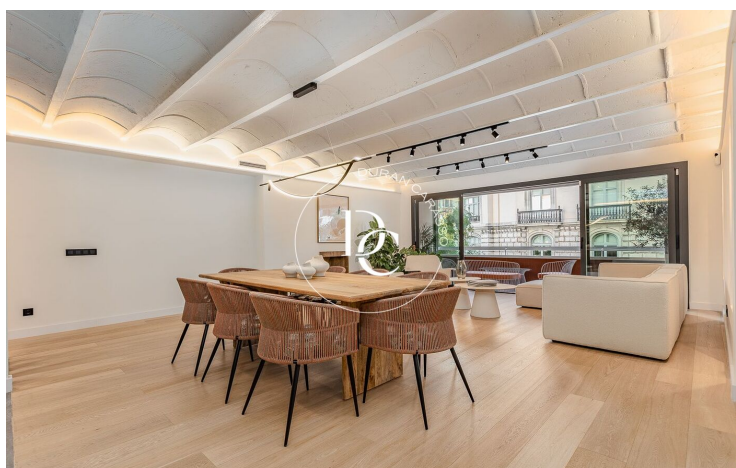
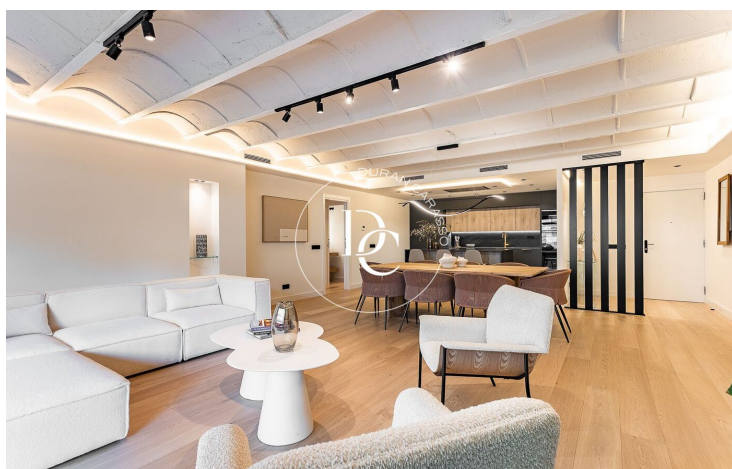
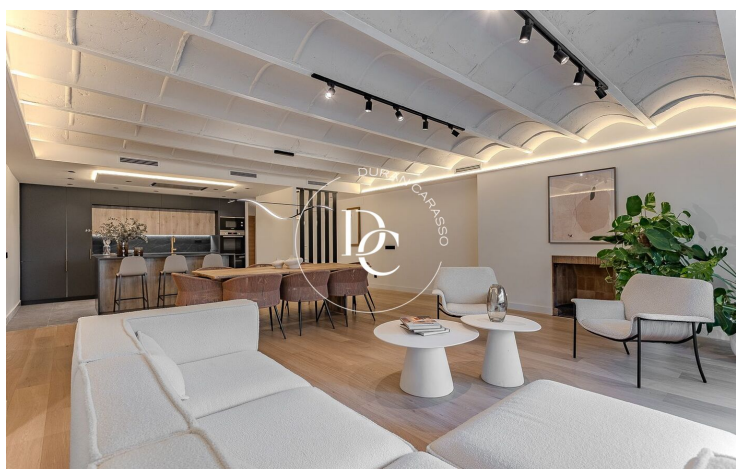
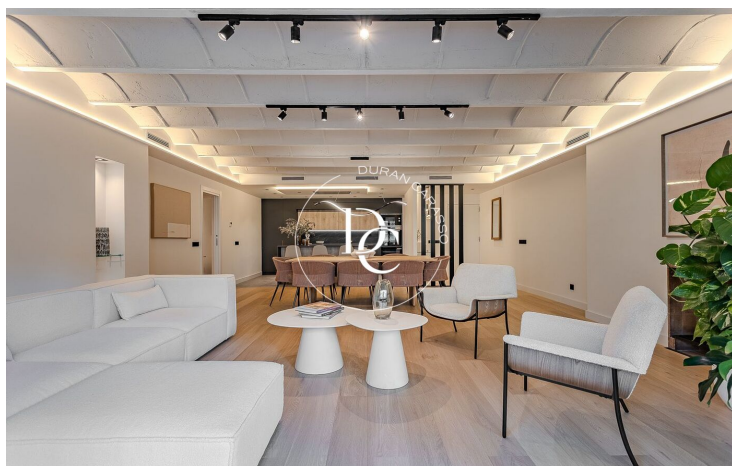
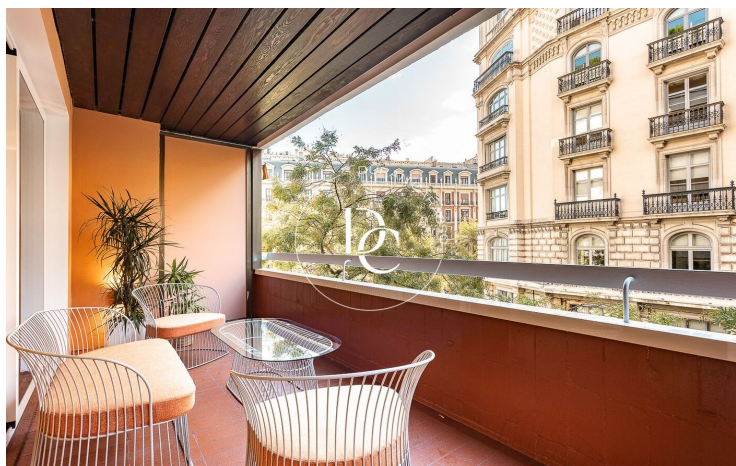
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Contact us if you want more information or to arrange a viewing.

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