



EXCLUSIVE APARTMENT FOR SALE IN SANT GERVASI - GALVANY
Sant Gervasi - Galvany / Barcelona

Price	€1,650,000	✓ Air conditioning	✓ Heating
Sur. built	240 m²	✓ Backyard	✓ Lift
Sur. util	211 m²	✓ Fireplace	✓ Security
Bedrooms	4	✓ Parking	✓ Concierge
Bathrooms	4	✓ Built in closets	✓ Outside
Energy classification	E		
Energy performance index	107.00 kw h/m² year		
Emissions rating	D		
Emissions	18.00 co/m² year		
Year of construction	1973		
Floor	1		
Actual floor	1		



Sant Gervasi - Galvany / Barcelona

Durán Carasso presents this characterful home designed by the prestigious architect J. A. Coderch, located in an excellent area with great potential for you to transform it into the home of your dreams. With a built area of 254 m² and two wonderful patios of approximately 20 m² each—one facing south and currently covered, and the other facing north—it stands out for its spaciousness, natural light, and multiple possibilities.

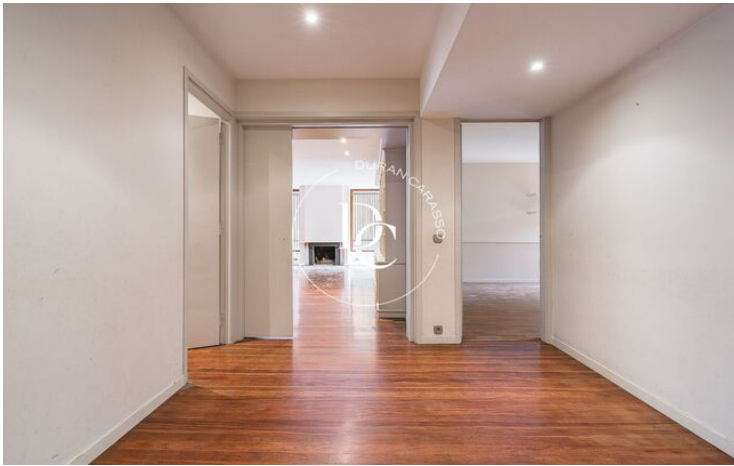
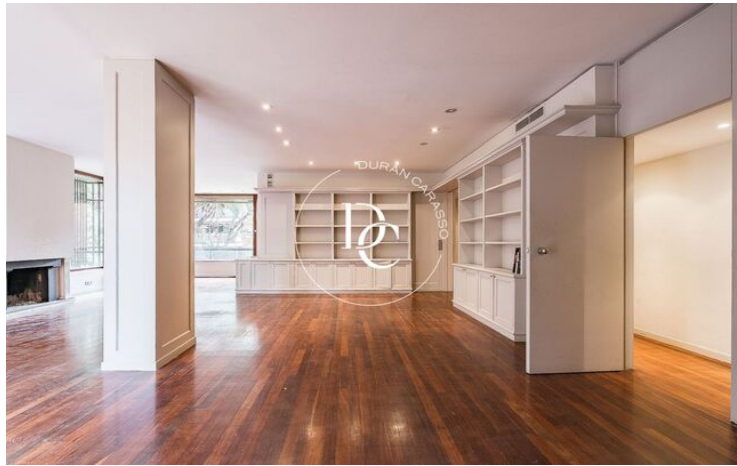
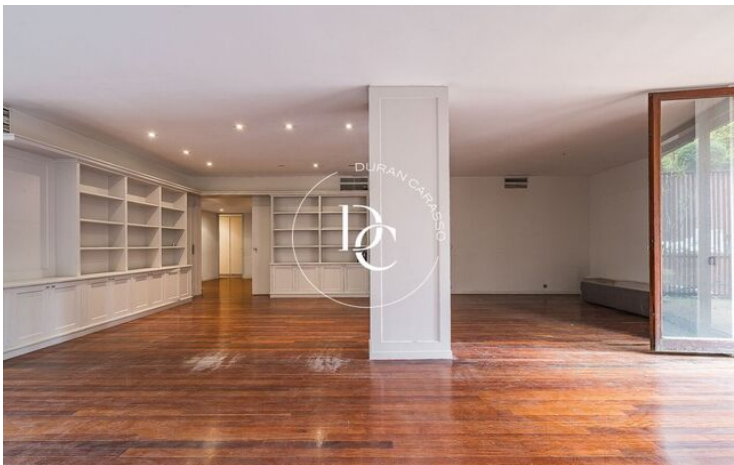
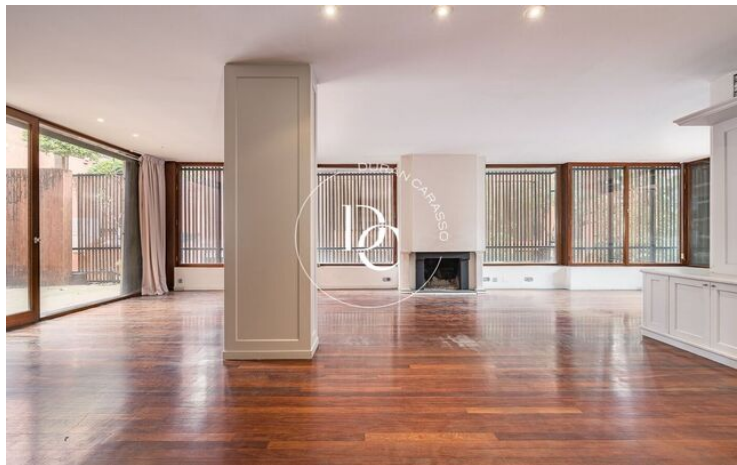
We access the property through a spacious entrance hall that divides the day area, including the kitchen, outdoor laundry room, and service area on one side, and the night area on the other. The large living-dining room of about 70 m² has access to two terraces, perfect for relaxing and enjoying tranquility. Next to the dining area, there is a guest bathroom, followed by a corridor leading to the large eat-in kitchen with outdoor laundry and a service bedroom with its own full bathroom.

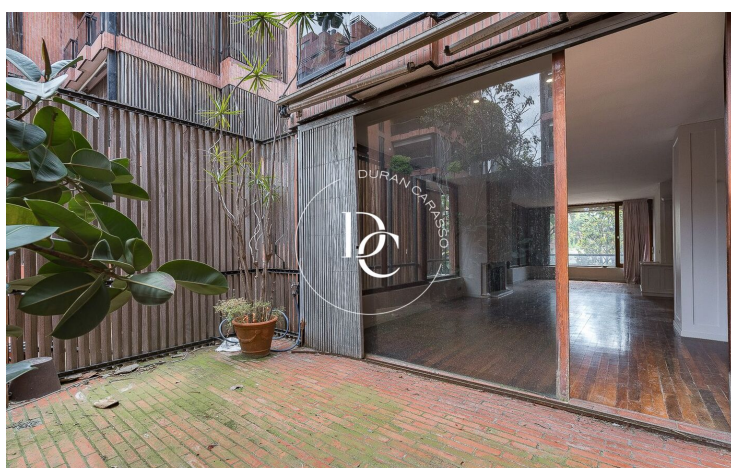
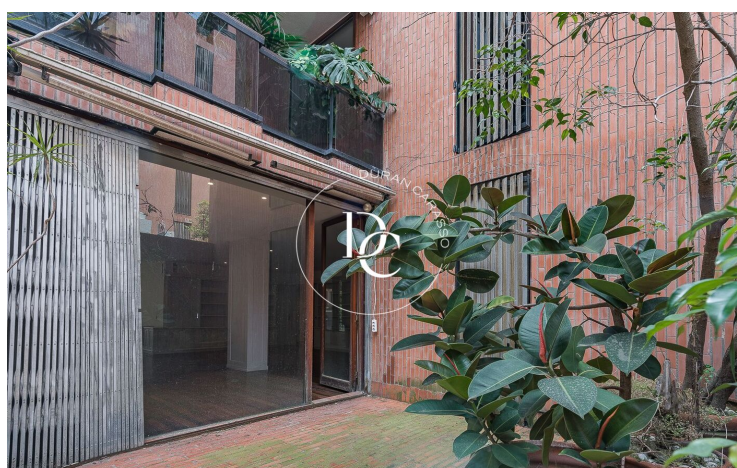
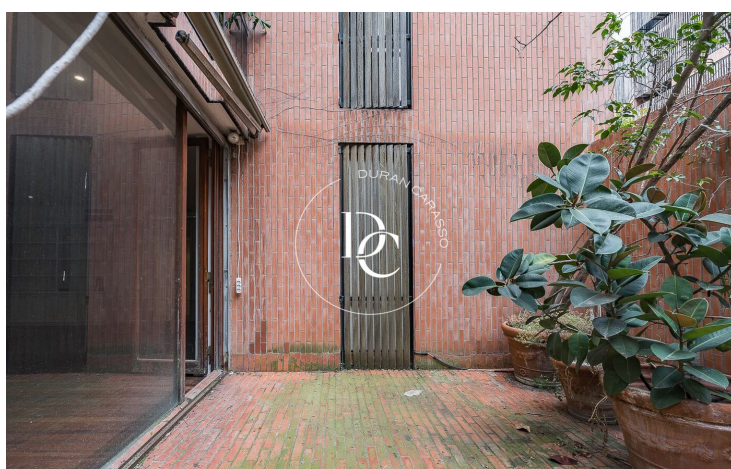
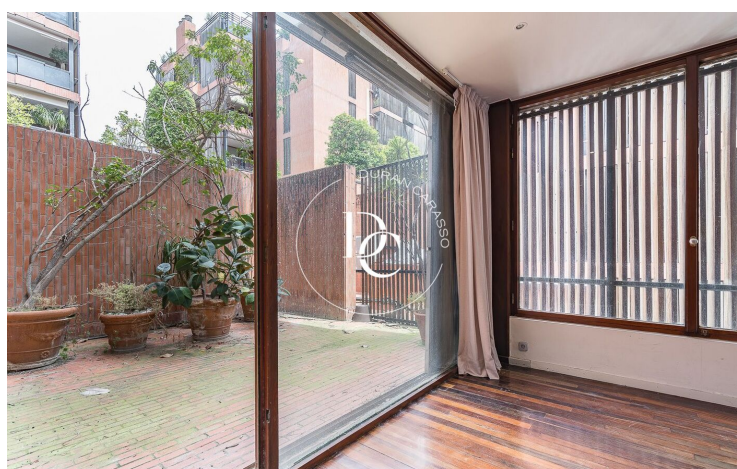
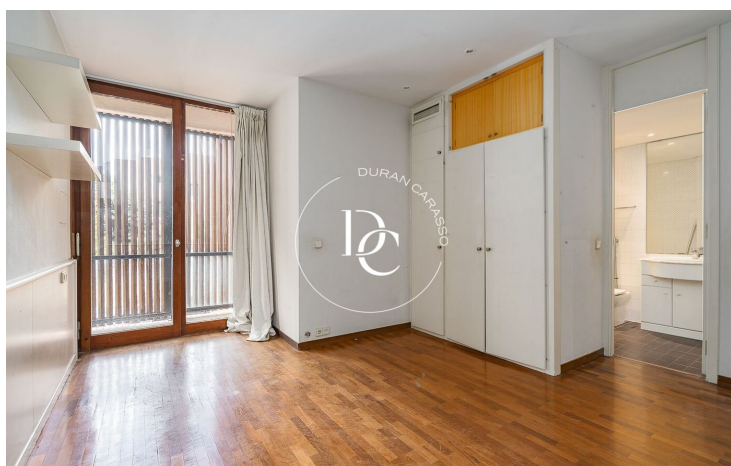
The night area consists of a main suite with built-in wardrobes, dressing room, and full bathroom, all exterior with plenty of natural light, plus two smaller exterior suites facing south, each with its own bathroom—also bright and with built-in wardrobes.

This wonderful property also includes a storage room and five optional parking spaces in the same building, valued at €30,000 each (not included in the price). Additionally, it offers porter and 24-hour security services. Two elevators and a service entrance.

The Sant Gervasi-Galvany area is a very interesting and charming neighborhood in Barcelona. It combines a peaceful residential environment with a bohemian and modern touch. Here, you can find streets with historic buildings, boutique shops, cozy cafes, and a good selection of restaurants. It is well connected to the rest of the city, making it very convenient for commuting. An ideal place if you're looking for a neighborhood with character, a relaxed yet vibrant atmosphere.

Vive donde mereces vivir





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

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

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