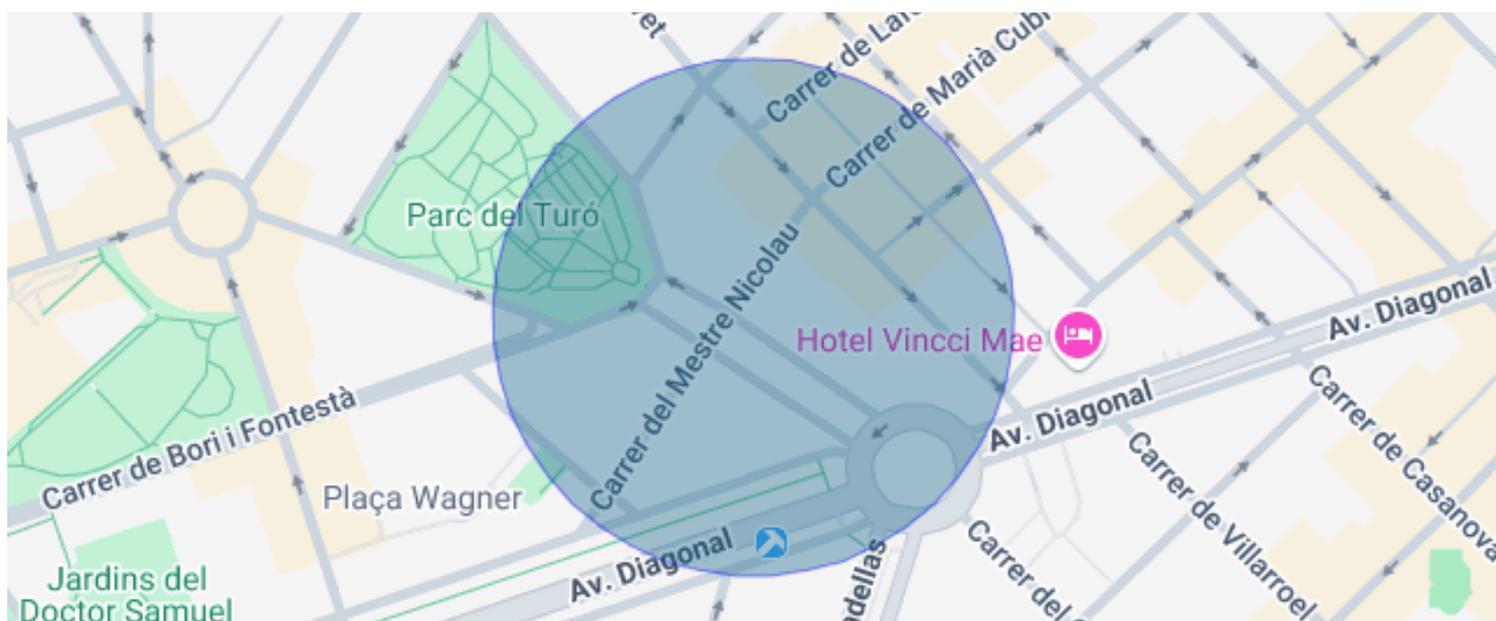


EXCLUSIVE LUXURY FLAT FOR SALE ON PAU CASALS

Sant Gervasi - Galvany / Barcelona

Price	€2,200,000	✓ Air conditioning	✓ Heating
Sur. built	327 m ²	✓ Views	✓ Lift
Bedrooms	4	✓ Fireplace	✓ Concierge
Bathrooms	4	✓ Balcony	✓ Built in closets
Energy classification	E		
Energy performance index	113.00 kw h/m ² year		
Emissions rating	E		
Emissions	28.00 co/m ² year		
Year of construction	1945		
Floor	1		



Sant Gervasi - Galvany / Barcelona

Duran Carasso presents an architectural gem on the prestigious Pau Casals Avenue, in the heart of Barcelona's upper district.

Located in an elegant, classic-style building with concierge service, this majestic 331?m² property, built around 1945, blends the charm of classic architecture with the privilege of living in one of the city's most distinguished neighborhoods.

From the very first moment, natural light floods every corner through its stunning large windows, overlooking both the iconic avenue and a quiet inner courtyard. The property stands out for its spacious open areas, high ceilings with original moldings, and large-format windows that add character, history, and distinction.

Currently used as an office, it offers endless possibilities to transform it into a spectacular custom residence. A high-end renovation project is proposed, with the option to convert it into a luxury home with three bedrooms, a study, three full bathrooms, a guest toilet, a large living-dining room, and a separate kitchen. Segregation of the property is also an option.

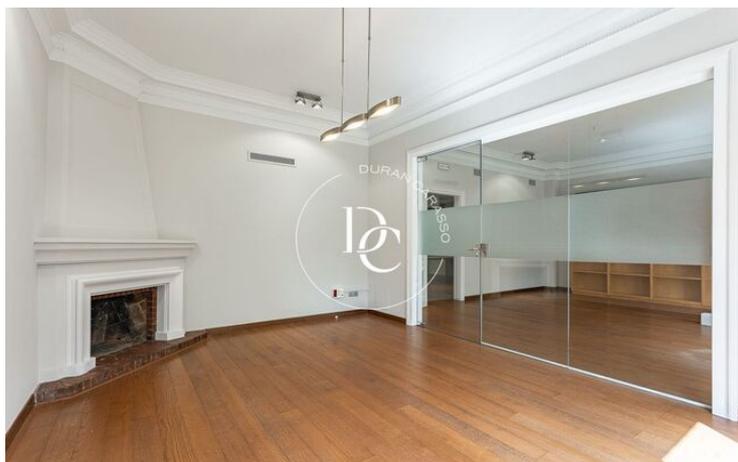
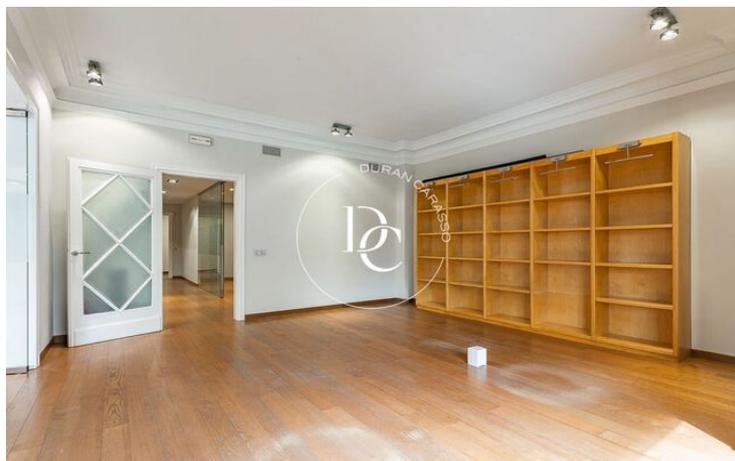
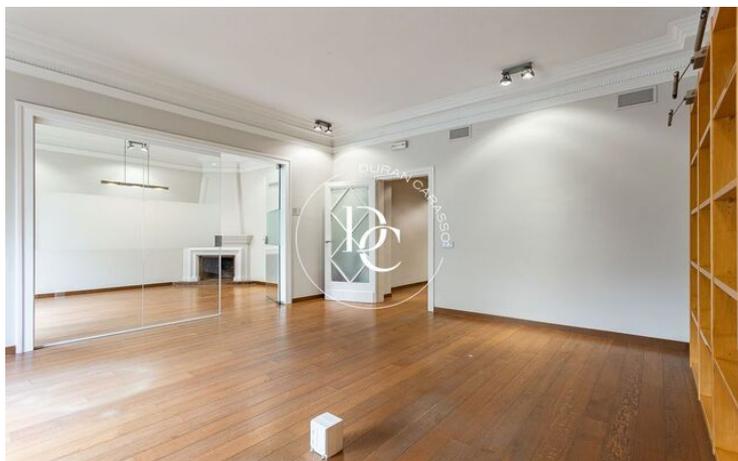
Among the proposed finishes: marble and porcelain flooring, Silestone countertops, integrated high-end appliances, double-glazed windows, underfloor heating, and a custom fireplace that adds warmth and sophistication.

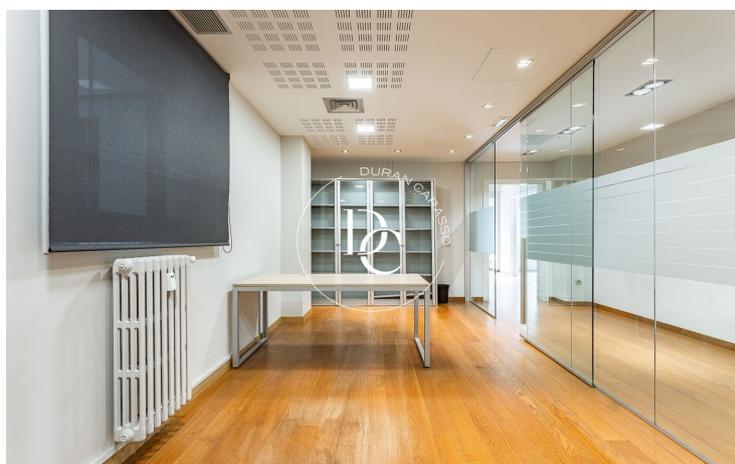
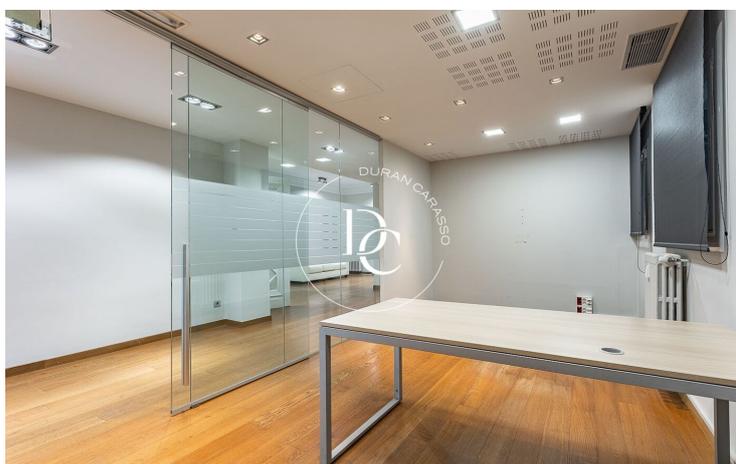
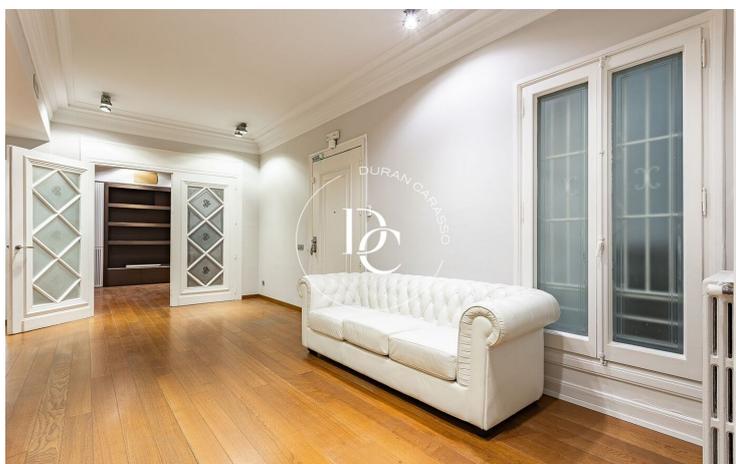
Discover a new way of living in Barcelona.

Exclusivity, elegance, and light — all in one place.

Live where you've always dreamed.

Live where you truly deserve to live.





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.

C/ Muntaner, 259
08021, Barcelona
Tel: +34 931 595 125

info@durancarasso.com
<https://www.durancarasso.es>