

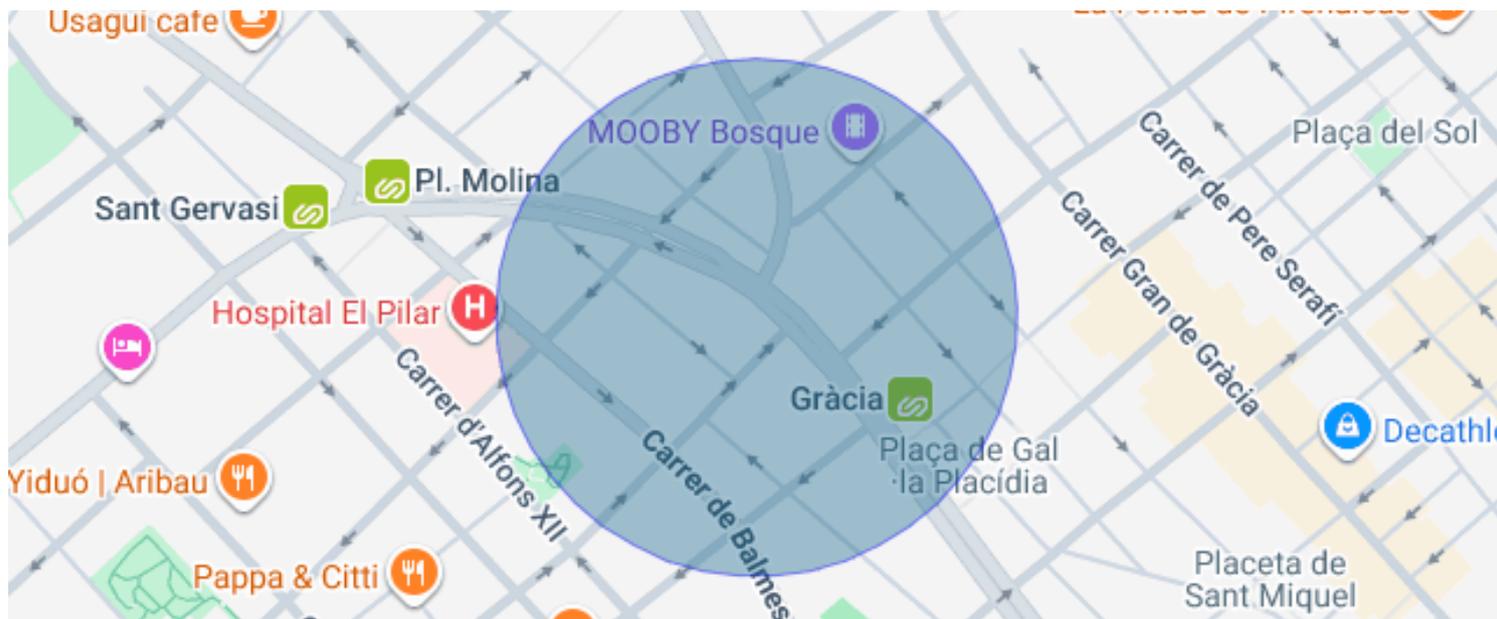


65 SQM FLAT FOR SALE IN BARCELONA

Sant Gervasi - Galvany / Barcelona

Price	€398,000
Sur. built	65 m ²
Sur. util	55 m ²
Bedrooms	2
Bathroom	1
Energy classification	F
Energy performance index	230.00 kw h/m ² year
Emissions rating	E
Emissions	46.00 co/m ² year
Year of construction	1920
Floor	4

- ✓ Air conditioning
- ✓ Mountain views
- ✓ Outside
- ✓ Heating
- ✓ Balcony



Sant Gervasi - Galvany / Barcelona

Discover this bright and charming apartment in a 1920 regal building, located in the exclusive Galvany neighborhood, just steps from Gràcia and Sant Gervasi metro stations.

With 65 m² built (55 m² usable space), this home stands out for its unique character and fully exterior layout, ensuring natural light throughout the day.

Main features:

- Two bedrooms, both with balconies and views of Tibidabo.
- Spacious living-dining area with open views of a charming courtyard with palm trees.
- Bright kitchen in perfect condition.
- Well-maintained bathroom.
- Two balconies, one on each side of the apartment.
- Large communal rooftop terrace.

Unique details:

- Renovated in 2019, featuring parquet flooring.
- Double-glazed wooden windows for insulation.
- Gas heating and air conditioning (2 units).
- High ceilings (almost 3m) with classic moldings and reliefs, adding a stately touch.

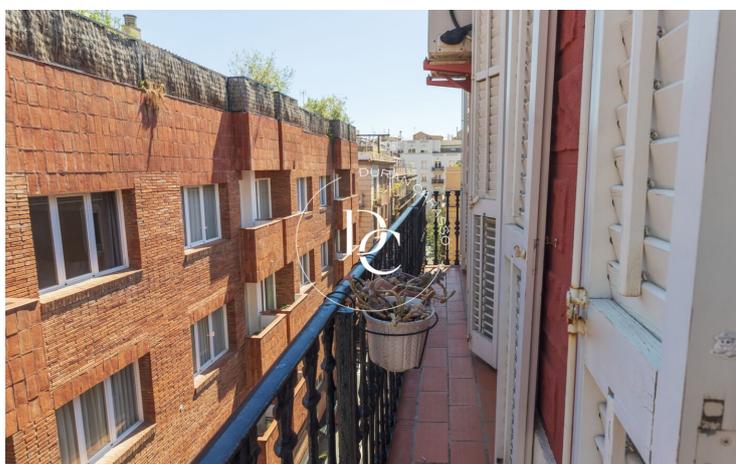
4th floor without an elevator

The building is in good condition and passed the ITE inspection in 2015, with the next one scheduled.

Availability: move-in ready by October 2025.

A unique opportunity to live in one of Barcelona's most sought-after neighborhoods, combining the charm of classic architecture with modern comfort. Contact us for more information!





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