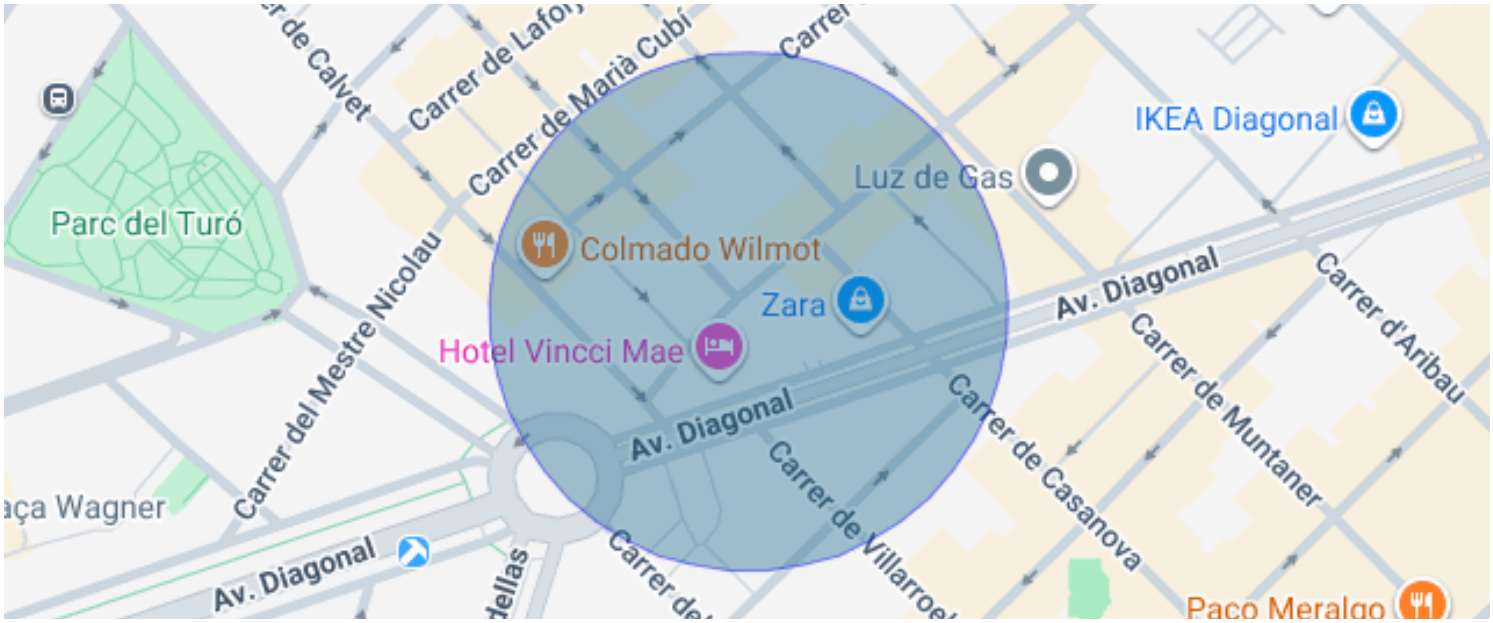


RENOVATED 3-BEDROOM FLAT FOR SALE IN GALVANY, BARCELONA

Sant Gervasi - Galvany / Barcelona

Price	€795,000
Sur. built	90 m??
Bedrooms	3
Bathrooms	2
Energy classification	F
Emissions rating	F
Year of construction	1937
Floor	1

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


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
Paco Meralgo
Av. Diagonal

Sant Gervasi - Galvany / Barcelona

Newly renovated flat in Galvany, a short walk from Plaça Francesc Macià: 90 m², three bedrooms and two bathrooms on an exterior first floor.

Set in a 1937 building with a lift, the flat is dual aspect and enjoys plenty of natural light. The full renovation pairs a practical layout with designer finishes: light wood-tone flooring, recessed and track lighting, air conditioning, heating and built-in wardrobes.

The spacious, bright living-dining room lends itself to different layouts. The kitchen, open yet clearly defined, has room for a breakfast area, integrated appliances and a dark veined stone worktop. Next to it are a separate utility area and a space for appliances and building services.

In the sleeping area, the main bedroom is a suite with its own bathroom and private balcony. The second bedroom is a double, and the third, a single, also works as a study or guest room. A second full bathroom serves the rest of the home. Both bathrooms have a shower and combine sand tones with burgundy tiles.

Galvany offers shops, restaurants and everyday services at street level, and is well connected to the rest of Barcelona.

The images are indicative renderings; furniture and decoration are virtual.

Live where you deserve to live.

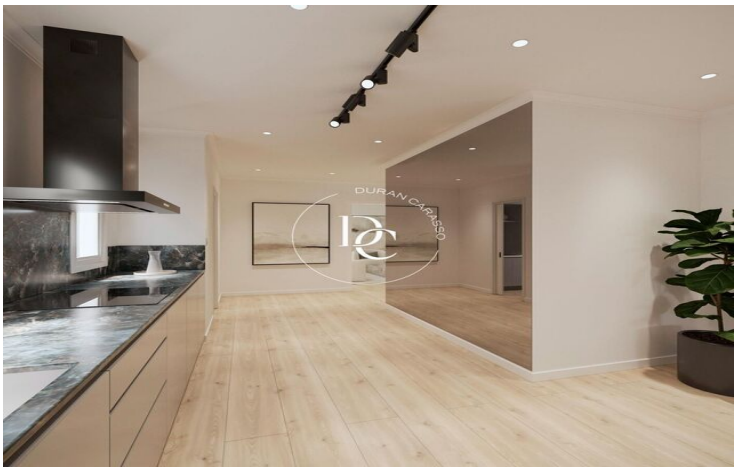
Agency fees: included in the price or paid by the seller.

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:

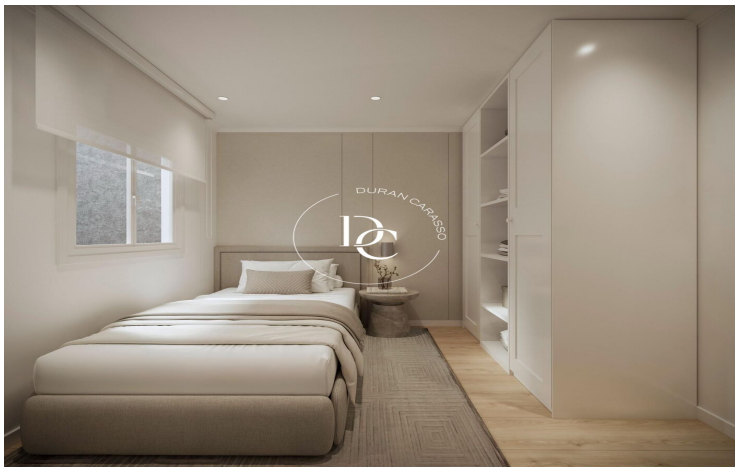


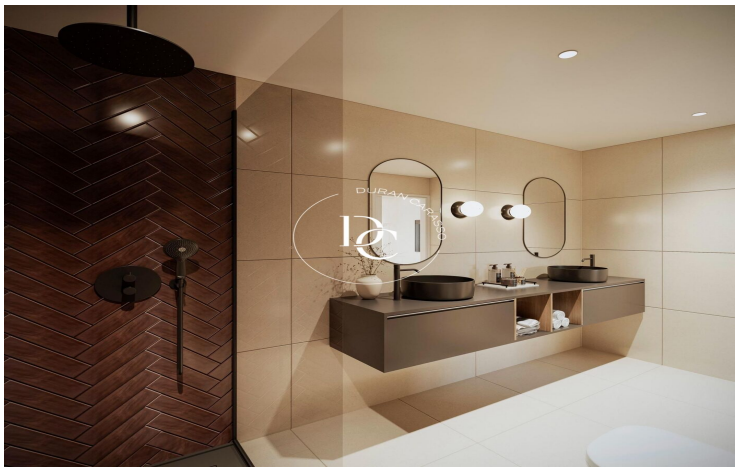














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Contact us if you want more information or to arrange a viewing.

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