

SANT GERVASI - LA BONANOVA**REF: 050127**

**Fabulous new construction home of 317m²
with terrace, private garden and a 115m²
multipurpose room**

1,855,000 €

 317m²  4 (rooms)  4 bathrooms  Yes



Exclusive ground floor for sale of 146m² constructed area plus terrace and private garden of 172m² and multipurpose room of 115m² constructed area with access to the garden. The property is part of the luxury housing development for sale at Balmes 433, next to Kennedy Square and Tibidabo Avenue, one of the most prestigious residential areas of Barcelona.

Apartment with spacious and bright living-dining room equipped with large windows. Modern kitchen equipped with IN STUDIO furniture and SIEMENS appliances (oven-microwave, induction hob, extractor hood, and dishwasher) and LIEBHERR appliances (fridge and wine cooler). 4 bedrooms (2 suites) and 4 bathrooms. The multipurpose room enjoys abundant natural light and access to the terrace and private

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garden.

It features exterior carpentry with double glass for high thermal and acoustic performance with motorized aluminum blinds. Aerothermal system for air conditioning (cold and heat pump) and hot water, with an A energy rating. Parquet floors finished with large-format natural oak wood and PORCELANOSA ceramic tiles, and GROHE faucets in kitchen and bathrooms. Built-in wardrobes. Garden with automatic irrigation.

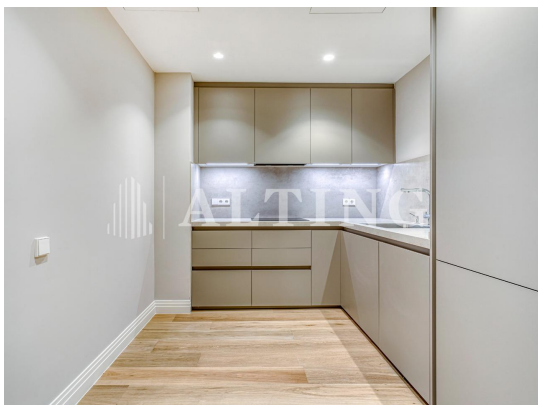
The development features an outdoor space on the rooftop with a solarium area and a pool with fabulous views of the city and Tibidabo. 3 underground parking floors with parking spaces for cars (some with electric chargers) and motorcycles, with direct elevator to the ground floor. In addition to concierge service and Wi-Fi in all common areas and parking. ~2 parking spaces in the same building included in the price.

The building, protected by the Architectural Historical-Artistic Heritage of the City of Barcelona, has been rehabilitated enhancing its original style, the elegant white marble lobby leads to the two elevators providing access to the apartments and the direct elevator to the underground parking floors.

Excellent connections by public and private transport. Close to the Av. Tibidabo FGC Trains stop, magnificent bus connections, and just 5 minutes from the Ronda de Dalt Road.



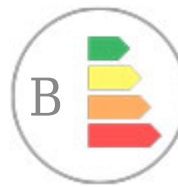
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Consumo de energía:

30 kWh/m² año

Emisiones:

5 kg CO₂/m² año

Datos

Los datos de los inmuebles son orientativos, no son parte de una oferta o contrato, ni se deben considerar exactas o factuales las declaraciones hechas por Alting acerca del estado en que se encuentra el inmueble o su valor. Las fotografías muestran partes del inmueble y reflejan su estado en el momento que se tomaron. Las áreas, dimensiones y distancias que se proporcionan son aproximadas y deben ser verificadas por el cliente. Las imágenes generadas por ordenador solo son una indicación de la posible apariencia del inmueble, y pueden cambiar en cualquier momento. Toda la información respecto a un inmueble es susceptible de cambiar en cualquier momento.

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