



REF: GVVV57NB02

## Duplex with 4 bedrooms with large terrace

Sant Cugat del Valles, Centre

Duplex house located on the ground floor facing the interior of the block where you have the exclusive use of a large terrace. On the ground floor there is a living room and kitchen in front of an interior patio of ventilation, a bathroom and water area. On the upper floor we have a bedroom suite with bathroom and access to a balcony terrace of 5.39m2 and three exterior rooms that share another bathroom. Located in the center of the town, just a few minutes walking distance from the points of interest such as the Monastery, Auditorium, City Hall, Esade, railway station and an excellent network of communications. Pays special attention to details and quality finishes that make a difference. The design inside the homes and shared spaces, are what make this apartment a unique option. Quality of life proposal that includes a community area and pool for the whole family to enjoy. Parking spaces and storage rooms available in the same building. Parking spaces and storage rooms available in the same building not included in price.

### Data sheet

#### Distribution

- Surface 127m2
- 4 rooms
- 3 baths
- Terrace 58m2
- New

#### Characteristics

- Air conditioning
- Heating
- Balcony
- All exterior
- Private pool
- Energy rating: B

#### Additional Data

- Lift
- Community expenses: 148,75 €/Monthly
- IBI expenses: 95,33 €/Monthly

### Global terms

The expenses and taxes of transmission of the property, VAT or ITP, Notary and Registry are borne by the buyer. Agent fees are borne by the seller.

**Map:**

<https://maps.google.com/maps?q=41.4731%2C2.09042&hl=en>

**Link:**

<https://www.gloverbarcelona.com/en/properties/sant-cugat-del-valles-centre-duplex-4-bedrooms-large-terrace-115>











