



REF: GVVB135

## Duplex next to the Putxet and the Barcino Tennis Club

Barcelona, Sarrià - sant gervasi

New York style duplex apartment with totally exterior original distribution located next to the Putxet gardens and the Barcino Tennis Club. The property is from 2001 and is very well cared for. With an elevator. It consists of 151m2 built and 124m2 useful according to cadastre. In total there are 3 bedrooms, 3 bathrooms, a spacious living room, a TV room and an office kitchen. We enter through the first floor and the hall leads to a study / chill out area ideal for watching movies and relaxing and a bathroom. We also find two of the bedrooms, the main double suite with custom-made wardrobes and the bathroom with shower and another single-size bedroom with a built-in wardrobe. We access the upper floor through a marble staircase, and we find the spacious living room, with lots of natural light, the spacious fully equipped and exterior kitchen, and another bedroom with an ideal area to make a dressing room and a complete bathroom with bathtub. To highlight the great luminosity that all its spaces have, the views are clear to a quiet street and the sun enters directly through the windows from noon. This house has a very special character, it is functional and modern, it has parquet floors, double glazed PVC exterior carpentry and heating with radiators. It was renovated a short time ago and is ready to move into. The property is surrounded with all kinds of shops, services and transport. Close to the best national and international schools, health centers, supermarkets, gyms, and everything you need within reach to live comfortably. To the price of the apartment you have to add the parking 25.000€ and Storage room 5.000€

### Data sheet

#### Distribution

- Surface 151m2
- 3 rooms
- 3 baths
- Good condition

#### Characteristics

- Air conditioning
- Heating
- Storage room
- All exterior
- Energy rating: E

#### Additional Data

- Lift
- Community expenses: 81,66 €/Monthly
- IBI expenses: 259,43 €/Quarterly

## Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. 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://www.google.com/maps/@41.4105,2.13961,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-duplex-next-putxet-and-barcino-tennis-club-368>













