



REF: GVAB224

## Bright and Spectacular Newly Renovated Home in the Sant Gervasi Area.

Barcelona, Sarrià - sant gervasi

Glover Barcelona Real Estate is pleased to present this bright and spectacular FULLY FURNISHED and brand-newly renovated property, featuring 4 double bedrooms and 1 office room, located in a classic Regia-style building in the Sant Gervasi area.

RENTAL CONTRACT FOR USE OTHER THAN PRIMARY RESIDENCE.

The apartment is fully furnished and equipped with kitchenware. Some of the planned furniture is not yet shown in the photos.

The renovation preserved original architectural features while opening up spaces, resulting in spacious rooms throughout the property.

Upon entering the apartment, there is a large entrance hall that divides the flat into two areas:

On one side, you'll find a magnificent living room with large windows, high ornate ceilings, allowing for two separate sitting areas; a spacious dining room with access to a large kitchen; an office room; a guest toilet; and a large master bedroom suite with a full bathroom and shower. A linen closet separates the bedroom from the bathroom.

On the other side, there are 3 splendid double bedrooms. Two of them are exterior and overlook a quiet and sunny interior courtyard. These bedrooms share a large full bathroom. There is also a separate laundry area.

The floors are laminated parquet. Air conditioning and heat pump via duct system with two zones, ensuring balanced temperature. LED lighting system.

The building has a concierge and a service elevator.

DOCUMENTATION PROVING TEMPORARY STAY WILL BE REQUIRED.

Excellent location in Sant Gervasi, close to all services, shops, restaurants, and public transport. Don't miss the opportunity to live in a place that combines comfort, elegance, and a prime location.

If you want to be the lucky one to move into this unique property in one of the most authentic neighborhoods of the city, don't hesitate to contact us. You can send us a WhatsApp or call us at +34 681 162 903.

## Data sheet

### Distribution

- Surface 194m2
- 5 rooms
- 3 baths
- Furnished
- Good condition

### Characteristics

- Air conditioning
- Heating
- All exterior
- Energy rating: D

### Additional Data

- Lift

## 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 taxes corresponding to the rent, in particular the ITP are also at the expense of the lessee. Other particular conditions, such as duration, bond, guarantees, consumptions / supplies or community expenses when they exist, will be agreed and specified in each specific case.

### Map:

<https://www.google.com/maps/@41.3987,2.15134,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-bright-and-spectacular-newly-renovated-home-sant-gervasi-area-765>











