



REF: GVVAG41

## **Exclusive exterior 175 m<sup>2</sup> property with 5 bedrooms, parking, and concierge in Tres Torres**

Barcelona, Sarrià - sant gervasi

At Glover Barcelona, we are very proud to offer this magnificent southeast-facing property, fully exterior, with large windows and 175 m<sup>2</sup> of interior built area according to the floor plan. The property includes 2 parking spaces and a good storage room in the same building.

The layout is perfect, with a beautiful entrance hall clearly separating the day area from the 5 bedrooms.

In the day area, we enjoy a large living space divided into three environments: a living room with TV area and fireplace, a dining room, and a relaxation or games area, with morning sunlight and views of a very quiet street.

From the dining room, we access the very spacious and bright kitchen with dining area, which is also connected to a practical laundry area.

In the night area, there are 5 bedrooms, including a standout master suite with wardrobe area and a full bathroom with shower, two exterior double bedrooms with built-in wardrobes, one single bedroom, and one exterior service room with a wardrobe where the former service bathroom was located. There is also an additional full bathroom with bathtub serving the remaining bedrooms, as well as a guest toilet.

The property features aluminum window frames, built-in wardrobes throughout the apartment, laminated parquet flooring, gas radiator heating with two zones, and a ducted air conditioning system providing both heating and cooling.

The building has a main elevator and a service elevator. It offers concierge service from Monday to Sunday and security systems.

We highlight its strategic location in the prestigious Tres Torres neighborhood, just a few steps from Via Augusta and the Tres Torres Ferrocarrils Catalans station, surrounded by all kinds of services and an extensive public transport network.

Do not miss the opportunity to visit it — we are sure you will love it! You can contact us by calling 681162903 or sending a WhatsApp message. This is a unique opportunity to live in the upper area of Barcelona, combining an open, elegant, and luxurious environment while enjoying all services within walking distance.

## Data sheet

### Distribution

- Surface 175m2
- 5 rooms
- 3 baths
- Parking 1 place
- Refurbished

### Characteristics

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

### Additional Data

- Lift
- Community expenses: 366,67 €/Monthly
- IBI expenses: 207,27 €/Monthly

## Global terms

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#### Map:

<https://www.google.com/maps/@41.3968,2.13193,16z?hl=en>

#### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-exclusive-exterior-175-m2-property-5-bedrooms-parking-and-concierge-tres-torres-859>









