



REF: GVVFCV6

## Ground floor with parking, communal area a swimming pool at Sant Just Desvern

SANT JUST DESVERN, Otras zonas

In the new Sant Just Homes Promotion certified with the BREEAM sustainability seal and next to the Collserola Natural Park, we are pleased to offer this bright 115m<sup>2</sup> ground floor with 3 winds plus 30 m<sup>2</sup> of terraces and a communal area with a swimming pool. The distribution is perfect, highlighting that all the rooms are exterior and that the house is adapted. It consists of a 26m<sup>2</sup> living room with access to the terrace that faces the community area, separate kitchen with access to the same terrace and sliding door to the living room. In addition, the house has 4 double bedrooms, 3 of them with built-in wardrobes and two complete bathrooms. The main room is a suite type with access to the terrace. AC4 floating laminate parquet in home and kitchen and bathrooms with ceramic stoneware flooring, non-slip on terraces. Production of heating, domestic hot water and air conditioning by means of aerothermal energy, with an individual heat pump. Vertical hot water exchanger accumulator. Heating distribution through underfloor heating. Room thermostat in living room. Air conditioning distribution through ducts. Aluminum carpentry with thermal bridge break, monoblock and swing and sliding opening in the living room to reinforce acoustic insulation. Lacquered aluminum slat blinds, with injected insulation, security. Double glazing with a Climalit-type dehydrated air chamber, low emissivity depending on the façades for greater energy efficiency and improvement of the well-being and the thermal envelope of the building. Large and easily accessible parking space and large storage room included in the price. Enjoy clean air and quality of life next to Barcelona, close to shops and public transport.

### Data sheet

## Distribution

- Surface 115m2
- 4 rooms
- 2 baths
- Terrace 24m2
- Parking 1 place
- Good condition

## Characteristics

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

## Additional Data

- Lift
- Community expenses: 81 €/Monthly
- IBI expenses: 181,64 €/Quarterly

## Global terms

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### Map:

<https://www.google.com/maps/@41.3869,2.06026,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/sant-just-desvern-otras-zonas-ground-floor-parking-communal-area-swimming-pool-sant-just-desvern-372>









