



REF: GVVPSJ120

## Exclusiva vivienda de 162 m<sup>2</sup> con terraza en Passeig de Sant Joan

Barcelona, Eixample

1.150.000€

Exclusive 162 m<sup>2</sup> Residence with Terrace on Passeig de Sant Joan

Located on Passeig de Sant Joan, one of Barcelona's most iconic avenues, this unique property stands out for its spacious layout and outstanding location.

The property is registered as a single legal unit and is currently arranged as two independent residential spaces, a particularly attractive configuration for families seeking privacy between generations, professionals working from home, or buyers who value flexibility of use.

According to the Land Registry, the property offers 162 m<sup>2</sup> of built area, 130 m<sup>2</sup> of usable living space according to the occupancy certificate, and a private terrace of approximately 14 m<sup>2</sup>.

The main residence welcomes you with a spacious entrance hall featuring three custom-built wardrobes with distinctive stepped sliding doors that add both character and functionality to the space. It includes a suite bedroom with en-suite bathroom, a bright living and dining area with direct access to a pleasant terrace, and a large contemporary open-plan kitchen with access to a separate utility room. Additional features include parquet flooring, gas-fired central heating, and split-system air conditioning in both the living room and the principal bedroom.

The second residential area offers an equally comfortable and practical layout. It features an open-plan kitchen connected to the living and dining area, equipped with split-system air conditioning, two spacious double bedrooms with built-in wardrobes and independent air conditioning units, as well as two full bathrooms with accessible suspended ceilings housing the hot water heater.

The property is located within a well-maintained building offering excellent amenities, including a concierge service, two main lifts, and a service lift.

CHB currently in process

Energy Rating: JNxxxxx4B

Property Transfer Tax, notary fees, and Land Registry costs to be paid by the purchaser (not included in the price)

Agency fees included in the price and paid by the seller.

A truly distinctive property in a prime location, surrounded by shops, restaurants, green spaces, and excellent transport connections. An exceptional opportunity to enjoy one of Barcelona's most sought-after areas, with the added benefit of a flexible layout and multiple usage possibilities.

For further information or to arrange a viewing, please contact us via WhatsApp at +34 681 16 29 03 or call us directly.

Don't miss this opportunity to make this remarkable property your new home.

## Data sheet

### Distribution

- Surface 162m2
- 3 rooms
- 2 baths
- Good condition

### Characteristics

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

### Additional Data

- Lift
- Community expenses: 194,67 €/Monthly
- IBI expenses: 120 €/Monthly

## 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/@41.4021,2.16559,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-eixample-exclusiva-vivienda-162-m2-terrazza-passeig-sant-joan-880>







