



## SPECTACULAR HOME IN THE EXCLUSIVE SANT GERVASI

A spectacular home in the elegant, exclusive Sant Gervasi neighborhood of Barcelona, right on Plaça Joaquim Folguera and Carrer Balmes. This magnificent home is totally exterior and it stands out for its large spaces and light. Jäger & Pachowiak Group presents a house totally new. The flat has 162 square meters, with four bedrooms, three of them double and a single one, a large independent built-in kitchen, two bathrooms, two large living rooms, and a storage room. It has two entrances, a main entrance and a service entrance. Rehabilitation of housing has been done with high-quality materials and it has natural gas central heating, air conditioning, Santos kitchen furniture, the kitchen is equipped with appliances (fridge, oven, microwave, dish washer, washing machine), Duravit and Villeroy & Bosch

Natural parquet flooring and double-glass windows with aluminum frames and "Silence" system which provides acoustic and thermal insulation.

This property is located in a regal building with doorman service and two lifts.

It also has an excellent location, close to the most exclusive schools in the area, hospitals, Sant Gervasi market, as well as the Barcino Tennis Club and others. The area is perfectly communicated, with several bus lines and the FCG train line (right next to the Putxet stop and the future L9 underground which will connect with Barcelona airport). This means that you can get around the entire city of Barcelona and the surrounding metropolitan area easily.

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BARCELONA

**BALMES 387**

Rooms: 4

Baths: 2

Square meters: 162

Price: 850.000 €



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