

### Property data

*Villa in Barcelona Capital by 6.900.000 euros*

*Reference : IBI 124*

### Basic features

|                      |            |
|----------------------|------------|
| Price (Eur)          | 6.900.000  |
| Total area           | 1150.00 m² |
| Double rooms         | 6          |
| Single rooms         | 0          |
| Baths                | 8          |
| Toilets              | 0          |
| Construction         |            |
| Energy certification | D          |

### Interior features

|                 |    |
|-----------------|----|
| Kitchen         | Si |
| Dining room     | Si |
| Wardrobes       | Si |
| Furniture       | No |
| Laundry         | Si |
| Heating         | Si |
| Conditioned air | Si |
| Woodwork        | No |
| Double glazing  | Si |

### Outside features

|              |    |
|--------------|----|
| Storage room | No |
| Terrace      | Si |
| Balcony      | No |
| Garden       | Si |
| Pool         | Si |
| Parking      | Si |
| Woodwork     | No |
| Lif          | No |

### Description

Welcome to an architectural gem nestled in the heart of Barcelona.

This majestic residence, built in the early 20th century in 1904 and later expanded in 1914 and 1925, has been meticulously restored in 1990, preserving its historic charm while incorporating exquisite modern details. Located in the coveted prime area of Barcelona, this property represents the epitome of elegance and luxury. Property Details:

#### Dimensions:

With a generous space of 1150m² spread over four floors, this house is situated on a plot of 1520m².

#### Interior Design:

Upon crossing the threshold, you will be welcomed by a spacious hall that will guide you to the dining room, a two-tiered living room with a terrace overlooking the city, a daily dining room, spacious kitchen, guest toilet, and bathroom. The first floor houses a suite with a living room, dressing room, and a dreamy bathroom with a bathtub, shower, and steam sauna, along with a junior suite, two rooms sharing a bathroom, and a service room with a bathroom.

#### Entertainment and Relaxation:

The house features a library, a game room with a billiard table, and an exit to a terrace that leads to a garden with a summer dining area and a private pool.

#### Additional Amenities:

In addition to a garage for five cars, there is an additional garage for four cars and the possibility of installing an interior elevator for added convenience.

#### Exceptional Location:

Located in the Sarrià-San Gervasio district, this property offers not only a sophisticated residence but also an ideal space for discreet and elegant business meetings, thanks to its spacious garage and the security provided by the area.

For more specific information, please contact us by email

