



### 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 m <sup>2</sup>
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 1150m<sup>2</sup> spread over four floors, this house is situated on a plot of 1520m<sup>2</sup>.

#### 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

