Hamptons
INTERNATIONAL



Travessera de Gràcia, Sarrià - Sant Gervasi, Barcelona

5 3

£2,210,000
(€2,650,000)

Property details



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Attributes

- **Apartment**

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Description

Coldwell Banker Prestige presents this exceptional brand-new residence, located on the fifth floor of a building in Sant Gervasi-Galvany, one of the most exclusive and sought-after residential areas in Barcelona's prestigious Upper Zone.With an approximate interior built area of 264.90 sqm and 237.61 sqm of usable space, the property stands out for its generous proportions, carefully considered layout and contemporary interior design, which reinterprets classic Barcelona elegance from a serene, warm and sophisticated perspective.The daytime living area is arranged around a spectacular space of approximately 66 sqm, where the living room, dining area and kitchen flow seamlessly together. The generous dimensions, abundant natural light and visual continuity between the different areas create an ideal setting for both everyday living and entertaining guests.The living room is defined by its timeless aesthetic, featuring a delicate palette of neutral tones, herringbone wooden flooring, decorative mouldings and a carefully selected range of materials that add texture and depth to the space. Large windows, complemented by lightweight curtains and wooden blinds, gently filter the light and enhance the sense of calm and well-being.The kitchen, visually integrated yet perfectly defined, has been conceived as a true design statement. Bespoke wooden cabinetry, indirect lighting and natural stone surfaces create a refined and highly functional setting, fully in harmony with the rest of the residence.The private area comprises five generously sized bedrooms and five bathrooms, offering an exceptionally versatile layout suitable for families, guests, a home office or staff accommodation. The principal suite has been designed as a genuine private retreat, featuring a spacious bedroom, an extraordinary walk-in dressing room measuring approximately 17.74 sqm and a large bathroom.The bedrooms continue the same aesthetic language found throughout the property, with bespoke joinery, natural materials, ambient lighting and a balanced combination of contemporary lines and classical architectural elements. The residence also includes a separate laundry room of approximately 6.68 sqm, as well as extensive circulation and storage areas.The interior design project is distinguished by the excellence of its finishes and meticulous attention to detail: herringbone wooden floors, high ceilings, decorative mouldings, built-in furniture, technical and indirect lighting, and a sophisticated combination of fine woods, light-coloured textiles and natural tones.Located on Travessera de Gràcia, next to Carrer de Santaló, the property is situated in the Sant Gervasi-Galvany neighbourhood, within the Sarrià-Sant Gervasi district. This privileged setting in Barcelona's Upper Zone is close to specialist shops, restaurants, services, educational centres and excellent public transport connections. Gràcia FGC station forms part of the Barcelona-Vallès railway network, providing fast access to other areas of the city.A unique property for those seeking to purchase a luxury new-build residence in Barcelona, offering generous living spaces, privacy, contemporary design and an exceptional location in Sant Gervasi-Galvany.The sale price does not include taxes or expenses related to the sale which, in accordance with current regulations, are the responsibility of the buyer: (i) for pre-owned homes, the Property Transfer Tax (ITP) at the rate applicable in the Autonomous Community; (ii) for new-construction homes, VAT and Stamp Duty (AJD) in accordance with current regulations; (iii) notary and registry fees; and (iv) administrative agency fees, if applicable. Availability to be agreed upon. The offer is subject to price changes or withdrawal from the market without prior notice. The information provided, including floor areas, is for guidance only. Real estate brokerage fees will be borne by the relevant party in accordance with the signed agreement. Detailed and personalized information will be provided to any interested party prior to the payment of any deposit, in accordance with applicable national and regional regulations. #ref:CBES2959







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international@hamptons.co.uk
+44 (0)20 8618 4551







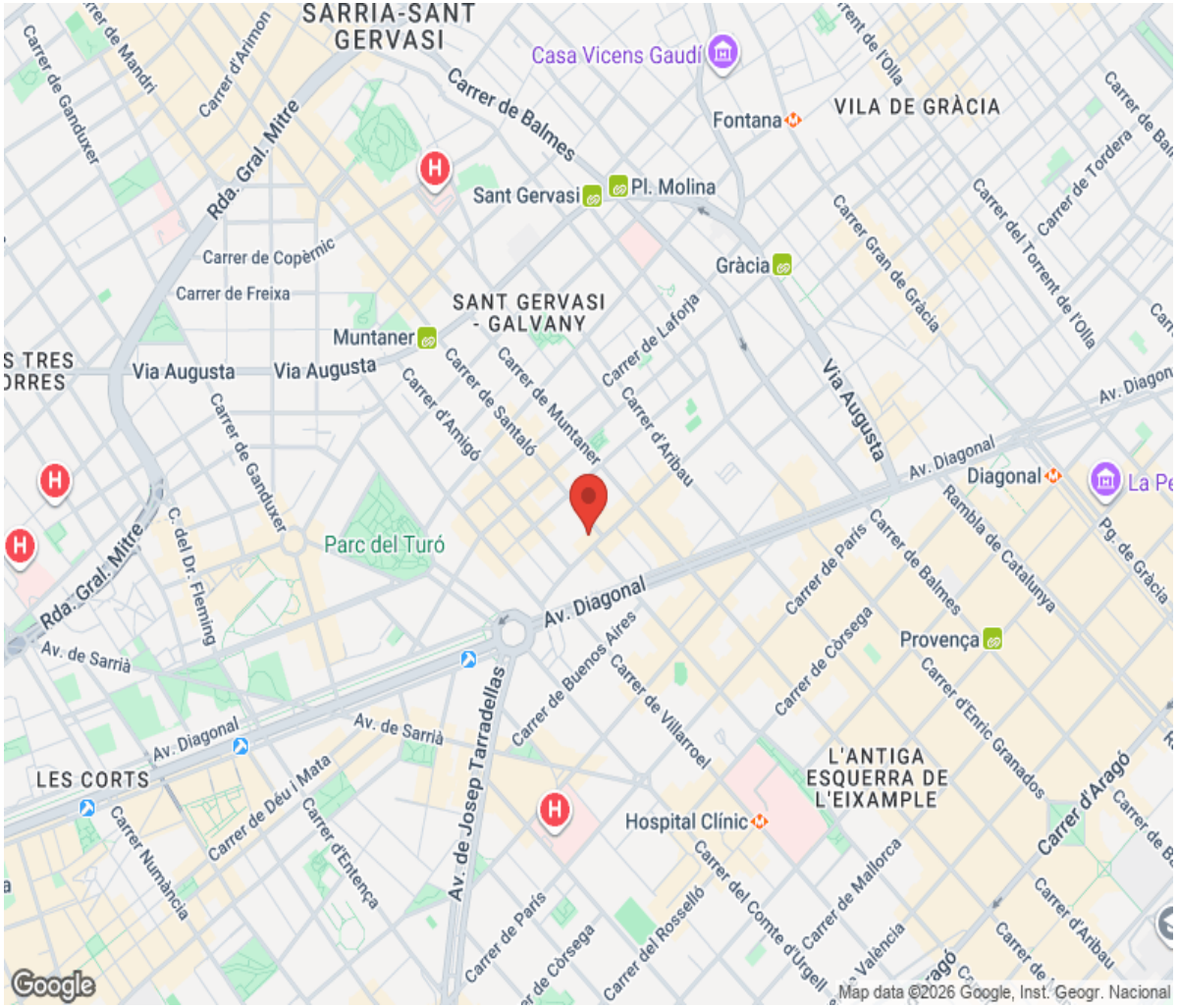


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Location





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