Hamptons
INTERNATIONAL



Calle Pau Alcover, Sarrià - Sant Gervasi, Barcelona

5 4

£2,180,000
(€2,600,000)

Property details



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Key features

- **Garage**
- **Elevator**

Attributes

- **Apartment**
- **Private parking**
- **Garden**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

Spacious 300 m² Apartment with Two Terraces and Potential to Divide into Two Independent Residences in La BonanovaColdwell Banker Prestige presents this spacious apartment located on Pau Alcover Street, in La Bonanova, one of Barcelona's most desirable residential neighborhoods.Situated on the second floor and occupying the entire floor, the property offers 300 m² of built area and 60 m² of terraces, with generous living spaces and excellent renovation potential.The living area features an expansive open-plan lounge and dining space arranged into three distinct areas, including a TV lounge, with direct access to a pleasant terrace. The property also includes a spacious kitchen with a breakfast area, laundry room, and staff bedroom with an en-suite bathroom.The sleeping quarters comprise four bedrooms and three bathrooms, including two en-suite bedrooms and two additional bedrooms sharing a bathroom. Three bedrooms have direct access to a terrace.The apartment requires a complete renovation and can be divided into two independent apartments, offering an attractive opportunity for both residential use and investment.On the ground floor, the building features a spacious communal lounge and a landscaped garden, providing additional areas for residents to enjoy.The property also includes two parking spaces and a storage room.An excellent opportunity to acquire a generously proportioned residence with extensive outdoor spaces and exceptional potential for transformation, in one of Barcelona's most sought-after residential locations.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:CBES3019







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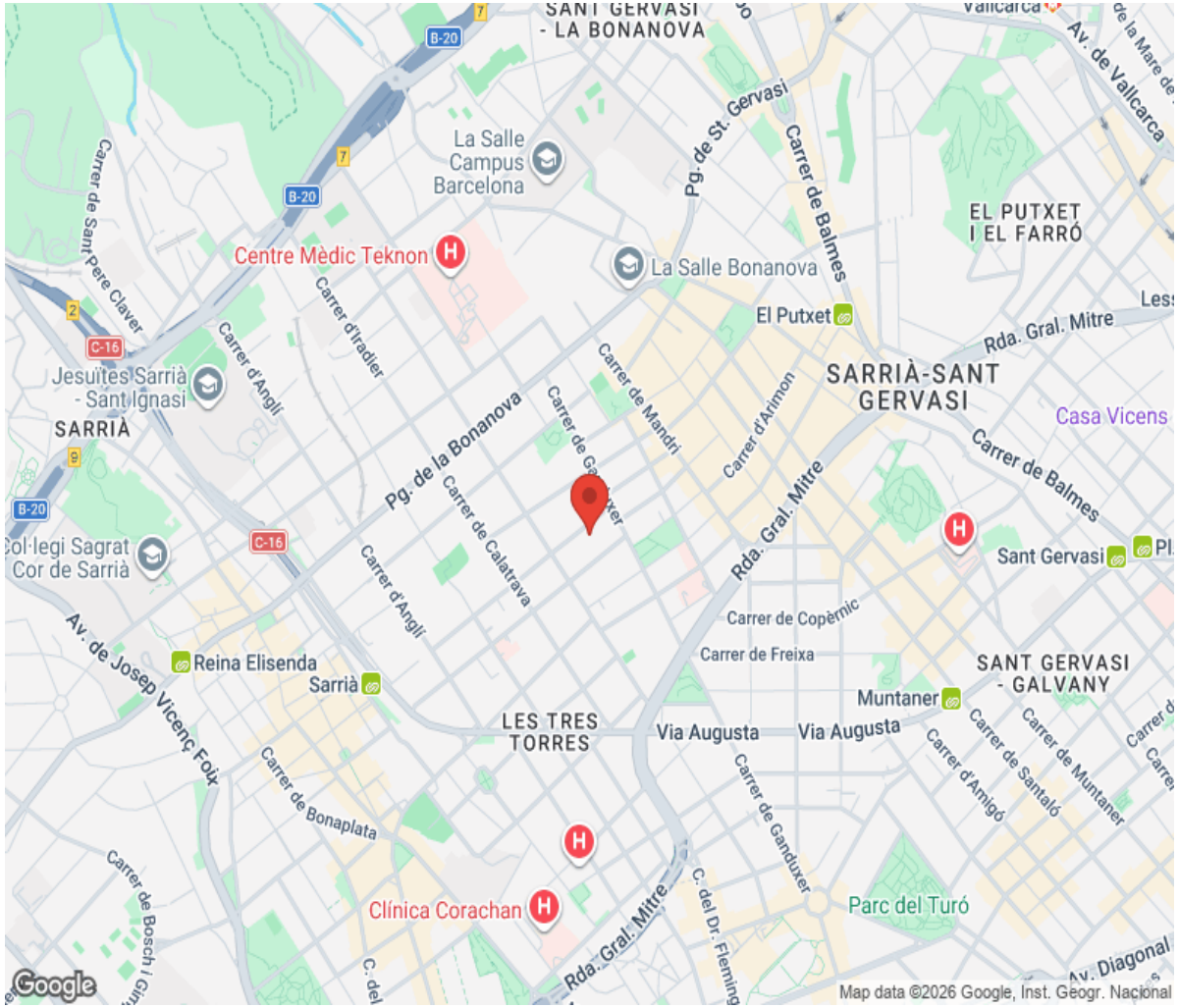




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Location





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