



An exceptional duplex penthouse, with 78 square meters of luxury accommodation and a **beautiful, relaxing terrace** of 33 square meters with 270° views of the city, in the heart of the “Sant Gervasi” district of Barcelona.

The flat is wonderfully peaceful and conveniently located close to the tranquil “Putget” park.

Penthouse

Ballester 22 / Barcelona





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Level 1



3D-Level 2



Level 2

floorplans



floorplans



Penthouse: Level 1_Ballester

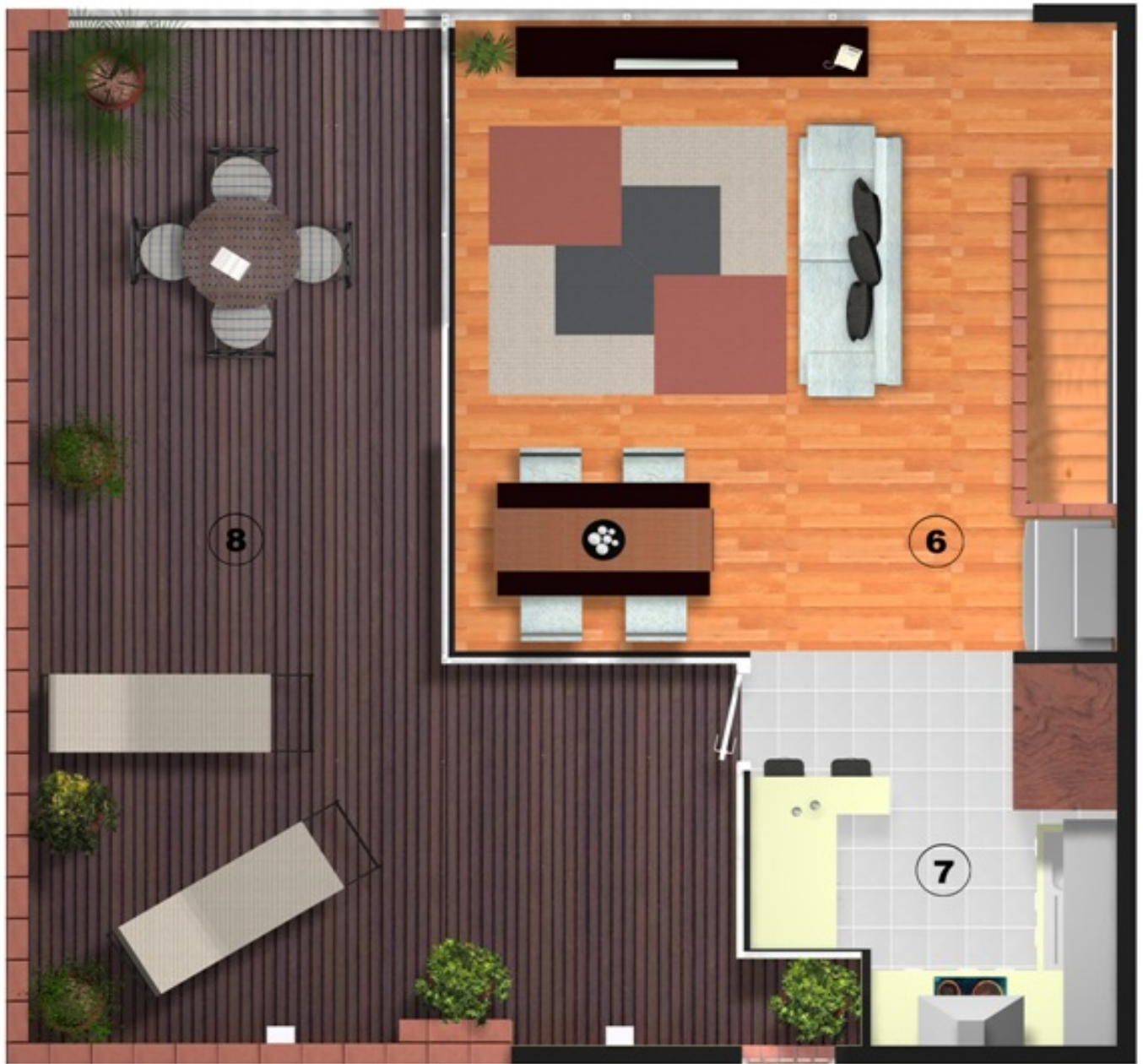
<i>Id.</i>	<i>Description</i>	<i>Area (m²)</i>
1	Entrance	6.97
2	Stairs	3.43
3	Office	10.10
4	Bedroom	11.45
5	Bathroom	4.62
NET INTERNAL AREA		36.57
GROSS INTERNAL AREA		40.31



floorplans



floorplans



Penthouse: Level 2_Ballester

<i>Id.</i>	<i>Description</i>	<i>Area (m²)</i>
6	Living room	25.88
7	Kitchen	7.68
8	Terrace	32.67
NET INTERNAL AREA		66.23
GROSS INTERNAL AREA		71.48

Penthouse: Ballester

<i>Id.</i>	<i>Description</i>	<i>Area (m²)</i>
TOTAL NET INTERNAL AREA		102.80
TOTAL GROSS INTERNAL AREA		111.79



specification

General



Description

Entrance hall
 Living/Dining room
 Terrace with 270° views
 Open plan kitchen

Master bedroom
 Single Bedroom with study/dressing room
 Bathroom with thermostatically controlled shower

Equipment

- § Hot and cold air conditioning
- § Aluminum work with double glazing
- § Terrace: wooden floor
- § Terrace with plant pots & automatic watering system
- § Grohe (German) taps/ faucets

Kitchen

- § Dishwasher
- § Washing machine
- § Induction hob
- § Decorative extraction hood
- § Electric oven with microwave
- § American style fridge freezer

Finishing

Beech flooring on level 1
 Mahogany flooring on level 2
 Floor tiles in kitchen and bathroom

Areas

- Built area: **111'79 sqm**
- Usable area: **70'13 sqm**
- Terrace: **32'67 sqm**

Rental Conditions

Contract period: **3 years**
 Service charge: **66€ per calendar month**

Price: **LEASED**

Communications

Metro: < 3min: L3-L9 (Lesseps)
Bus: < 1min: 22-27-28-92-131

Airport: < 15 Km
City ring road: < 5 min.

specification

General

- § Entrance hall
- § Master bedroom
- § Single Bedroom with study/dressing room
- § Bathroom with thermostatically controlled shower
- § Living/Dining room
- § Terrace with 270° views
- § Open plan kitchen

Finishing

- § Beech flooring on level 1
- § Mahogany flooring on level 2
- § Floor tiles in kitchen and bathroom
- § Grohe (German) taps/ faucets
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- § Terrace with plant pots and automatic watering system

Areas (approx.)

- § Built area: **111.79 m²**
- § Usable area: **70.13 m²**
- § Terrace: **32.67 m²**

Communications

- § Underground: <3 min: L3-L9 (Lesseps)
- § Bus: <1min: 22-27-28-92-131
- § City ring road: < 5 min
- § Airport: 15 Km

Equipment

- § Hot and cold air conditioning
- § American style fridge freezer
- § Dishwasher
- § Washing machine
- § Induction hob
- § Electric oven with microwave
- § Decorative extraction hood

Car Park: OPTIONAL

RENTAL conditions

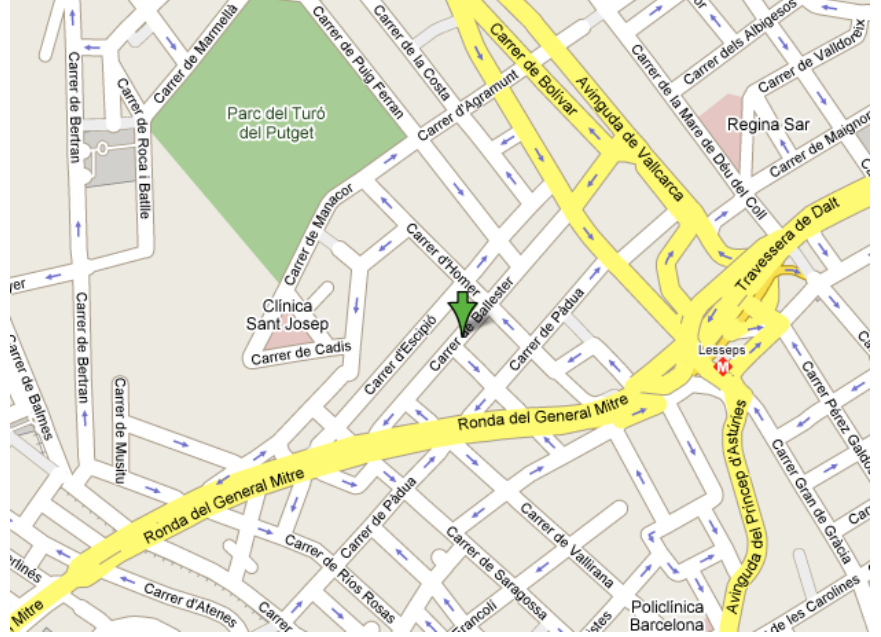
- § Contract period: 5 years
- § Service Charge: 66€ per calendar month
- § Price: **1,500€ per calendar month**

LEASED

For further information contact:



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location





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Penthouse in Barcelona: C/ BALLESTER 22