



## Duplex with historic charm and contemporary design

Ref: P-017730



### Sants / Barcelona Ciudad

Property arranged over two floors with dual access from two different streets. On the ground floor there is a spacious living-dining area with a fully equipped open-plan kitchen and breakfast bar, exposed brick walls, Catalan vaulted ceilings and a skylight that provides abundant natural light. From the second entrance, there is access to a double bedroom with built-in wardrobe and a full bathroom. The upper floor comprises two en-suite bedrooms, both with built-in wardrobes. From the communal staircase, used exclusively by the upper apartment and providing access to the terrace, you reach a spectacular shared rooftop area. This space features a swimming pool with hydromassage, chromotherapy and a counter-current swimming system, as well as an outdoor shower, a full bathroom and a gas barbecue area. The terrace also includes a private area for the exclusive use of the first-floor property, measuring approximately 17 m<sup>2</sup>. The communal staircase is fitted with intelligent lighting with motion sensors and a timer, and the building ensures high energy efficiency thanks to the installation of solar panels. The property also benefits from ducted air conditioning, providing year-round thermal comfort. The building has been fully refurbished, combining its original character with hig...

**€640,000**

110 m<sup>2</sup>

3 Bedrooms

3 Bathrooms

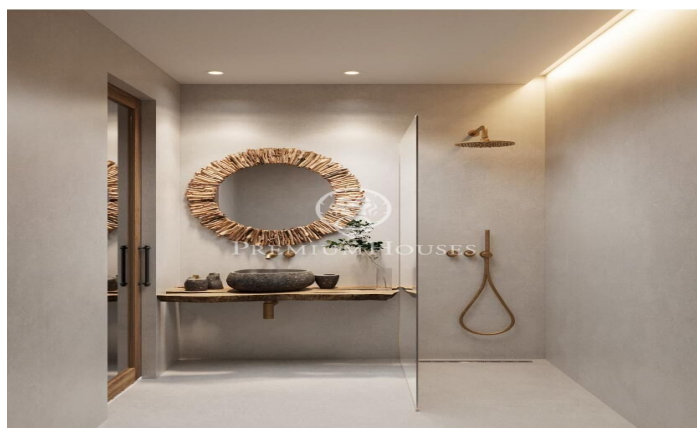
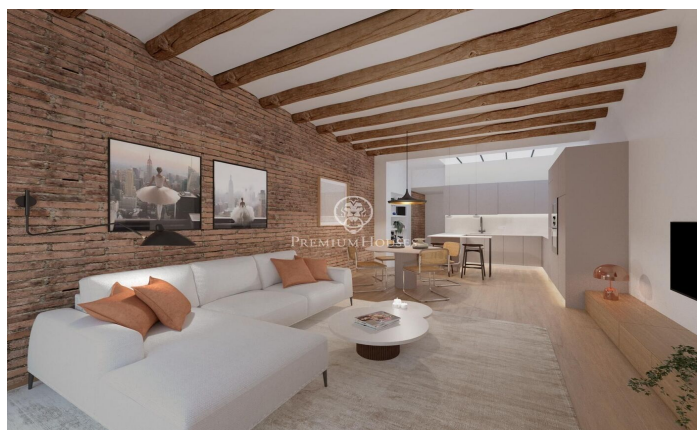
A/C





**PREMIUMHOUSES**  
Excellence in Real Estate

Avda. Pau Casals, 5 Barcelona  
Tel: +34 93 200 30 79

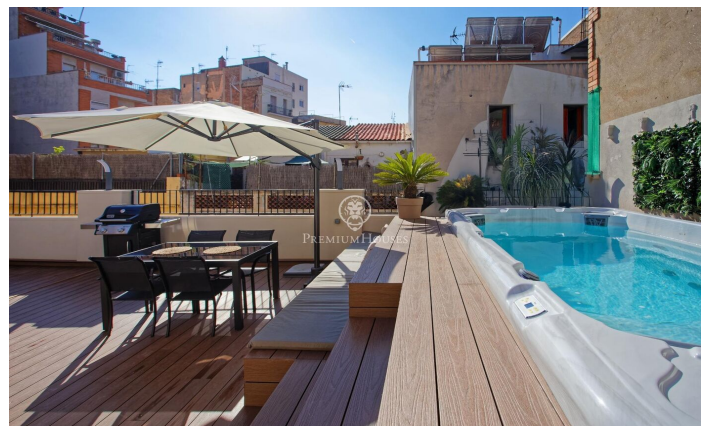
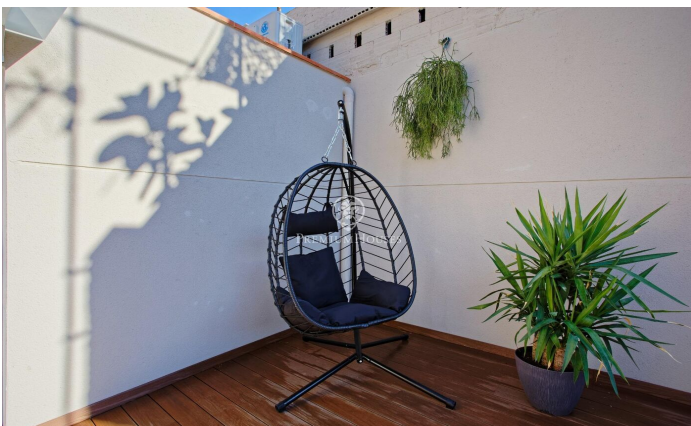
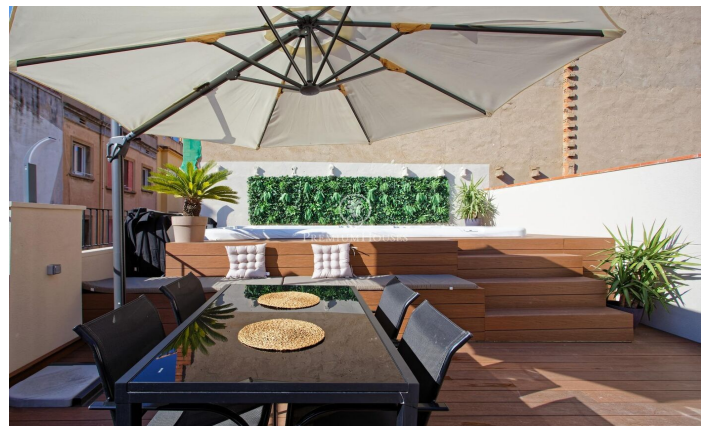
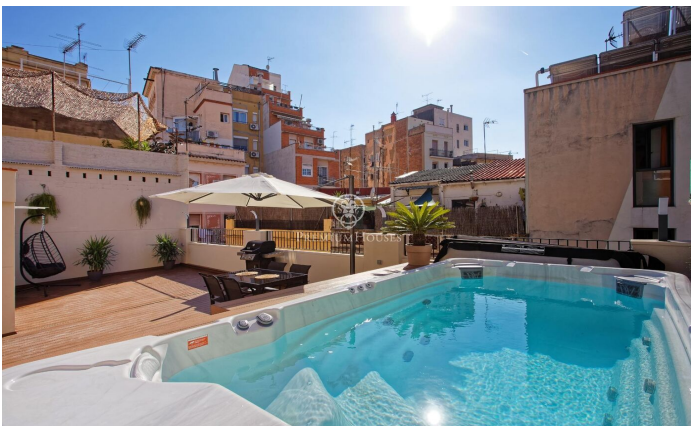
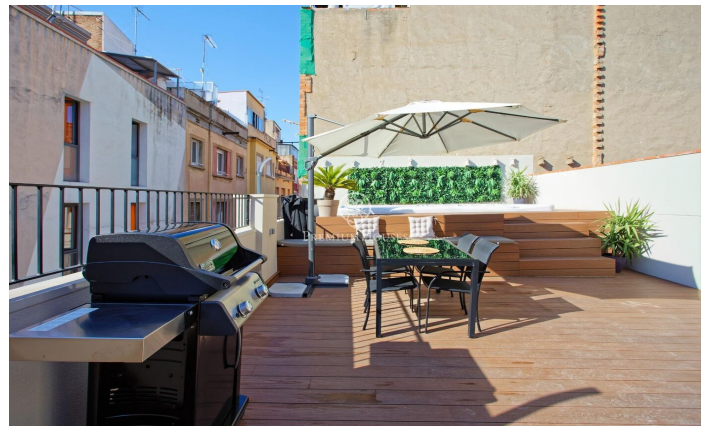
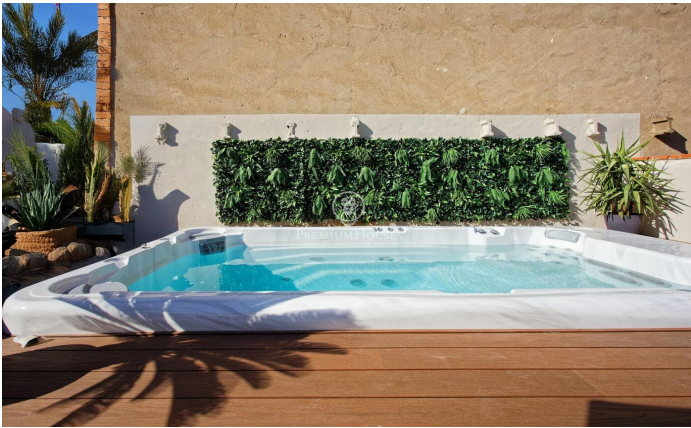






**PREMIUMHOUSES**  
Excellence in Real Estate

Avda. Pau Casals, 5 Barcelona  
Tel: +34 93 200 30 79





**PREMIUMHOUSES**  
Excellence in Real Estate

Avda. Pau Casals, 5 Barcelona  
Tel: +34 93 200 30 79

---

---

Contact us for more information or to arrange a viewing

Tel: +34 93 200 30 79

[info@premiumhouses.com](mailto:info@premiumhouses.com)

[www.premiumhouses.es](http://www.premiumhouses.es)