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**ELS GARROFERS-Coscollera**  
**Brand-new duplex flat with private**  
**garden of 129 sqm**

*Spain, Barcelona*

<b>Price:</b>	<b>€ 1 350 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2025
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Area</b>	161 m2
<b>Category</b>	For sale



Ground floor of 161m<sup>2</sup> with 4 winds, duplex type, completely exterior, with a private garden of 129m<sup>2</sup> at the foot of the dining room. Located in the Coscollera Building, of the GARROFERS Promotion. It is distributed on the ground floor with a welcoming entrance hall, a spacious and bright living-dining room, very open and airy with access to a very wide terrace and garden. Open kitchen integrated into the living-dining room, a space designed to share with the family at all times, and 1 guest bathroom. We can access the upper floor by stairs or by the private lift, where we find 4 double bedrooms (1 suite type with access to a 5m<sup>2</sup> balcony) and 2 full bathrooms. It includes a private parking space for two cars plus 1 storage room and direct access to the house by private lift. A house with avant-garde, modern and open architecture, to share with the whole family and enjoy nature, with magnificent views and tranquillity. The Coscollera building is a building with only 3 residents, designed and studied to meet all the most demanding requirements, where the large open spaces, the luminosity, the warmth of the noble and latest generation materials, will make each of the rooms and environments, the most comfortable and relaxing. Designer finishes, large windows, high-end and format porcelain stoneware floors, latest generation "Bulthaup" kitchens. Bathrooms with their own style, intelligent, modern and current that transmit relaxation and well-being. A project nestled at the foot of Collserola, touching the La Bonaigua Park, five minutes from the centre of Sant Just. An excellent location, ideal for those who decide to merge the advantages of living in the city with the tranquillity of a municipality like Sant Just that enjoys a natural and peaceful environment and with a great offer and variety of Services. Be sure to find out, because here, a new lifestyle begins.

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