



**ELS GARROFERS-Merlès. New ground floor with large private garden of 198sqm**

*Spain, Barcelona*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 1 630 000</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>            | 159 m2             |
| <b>Category</b>        | For sale           |



Ground floor of 159 m<sup>2</sup> built, facing 4 winds, completely exterior, with a terrace/garden of 198 m<sup>2</sup>. Located in the Merlès Building, of the GARROFERS Promotion. It is distributed with a welcoming entrance hall, a spacious and bright living-dining room, very open and airy with access to a very wide terrace/garden, which embraces the house. Open kitchen-diner, functional and comfortable with direct connection to the living-dining room. 4 double bedrooms (1 suite type) and 2 full bathrooms, plus 1 guest bathroom. Includes two parking spaces, a motorcycle space and a large storage room. A home with avant-garde, modern and open architecture, to share with the whole family and enjoy nature, with magnificent views and tranquillity. The Merlès building is a building of great architectural beauty, 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. Building with only 3 neighbours. Designer finishes, large windows, high-end and format porcelain stoneware floors, latest generation "Bulthaup" kitchens. Bathrooms with their own smart, modern and current style 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. Come and discover a new lifestyle.

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