

## Apartment for sale on Calle de Laforja

Ref: CM1595

**Galvany / Barcelona**

Carolina Martí presents this apartment for sale on Calle de Laforja, located in the heart of Sant Gervasi – Galvany, just a few metres from Mercat de Galvany, in one of the most established and sought-after areas of the neighbourhood. The property is located in a classic 19th-century building, one of the oldest in the area, which retains the architectural character of its period. The apartment has 45 built sqm and is currently arranged as an open-plan space, according to the floor plan, with a spacious living-dining area, kitchen, full bathroom and a well-integrated sleeping area. Notable features include high ceilings with exposed wooden beams, parquet flooring and exterior windows overlooking a quiet interior courtyard, providing natural light and a pleasant sense of calm in the city centre. The east-facing orientation allows sunlight to enter for much of the day. Situated on a first exterior floor without a lift, the property is in good condition and is ideal as a primary residence, a pied-à-terre or an investment in a highly desirable location. The surrounding area offers all kinds of services, shops, restaurants and leisure options, as well as excellent public transport connections, with easy access to Diagonal, Turó Park and the Ferroc...

**€335,000**

40 m<sup>2</sup>  
1 Bedroom  
1 Bathroom  
Built-in closets  
Outside





