



Barranc

**GARDEN LEVEL & MEZZANINE LEVEL
DUPLEX APARTMENT
3/4 BEDROOMS
Size: 233m² including 58m² terrace,
plus garden of 183m²**

Price: 1,245,000 euros

This expansive 3-4 bedroomed apartment has 233m² of constructed area as well as a spacious 180m² private garden which includes a 58m² tiled terrace. As well as great views across the gardens it also looks out over the quiet cobbled Calle de Balitx at the front of the building.

The interior layout of *Barranc* is split over two levels, with the entrance on the mezzanine floor accessed by stairs or lift. A specially designed spiral staircase connects the two floors, taking you down to the garden level which opens directly onto the private terrace.

WHAT TO EXPECT

UPPER FLOOR

- Large, open plan sitting and dining area with wide, fully-opening French windows
- A well-equipped open plan to your agreed specification, ideal for entertaining
- Master bedroom with grand ensuite bathroom and full-length French doors
- Additional double bedroom that can also be used as an office or studio
- Separate toilet with shower

LOWER FLOOR

- Two additional bedrooms, one which can be used as a secondary lounge if required
- Well-equipped shower/bathroom with integrated washer and dryer
- Large 58m² private stone-tiled terrace, sunbathing lawn and flower beds with direct stair access to the communal pool area and lawns

FACILITIES

- Individually controlled floor heating and cooling systems to provide full comfort living in all seasons
- A 53m² communal pool with sun terraces, pool house, lawn and gardens
- Shared sauna and spa/gym suite with changing facilities
- Lift access and additional basement storage
- Terrace, sun-bathing lawn and planted areas

