



## Barranc

**GARDEN LEVEL & MEZZANINE LEVEL  
DUPLEX APARTMENT  
3/4 BEDROOMS  
Size: 211m<sup>2</sup> plus garden of 183m<sup>2</sup>  
including 58m<sup>2</sup> terrace**

**Price: 1.305.000 euros**

This expansive 3-4 bedroomed apartment has 211m<sup>2</sup> of constructed area as well as a spacious 180m<sup>2</sup> private garden. 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 main entrance on the mezzanine floor accessed by stairs or lift. A solid spiral staircase connects the two floors, taking you down to the lower level which opens directly onto the private terrace and garden.

### WHAT TO EXPECT

#### UPPER FLOOR

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

#### 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 58m<sup>2</sup> private stone-tiled terrace, sunbathing lawn and flower beds with direct stair access to the communal pool area

#### FACILITIES

- Individually controlled floor heating and cooling systems to provide full comfort living in all seasons
- A 53m<sup>2</sup> communal pool with sun terraces, lawn and gardens
- Shared sauna and spa/gym suite with changing facilities
- Lift access and additional basement storage
- Private parking optional..

