



**KENSINGTON**<sup>®</sup>  
Finest Properties International



## general:

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<b>object number external:</b>	KB5000	<b>as from:</b>	06.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1964
<b>place:</b>	08006 Barcelona	<b>available from:</b>	2024-11-06
<b>living space:</b>	104,00 m <sup>2</sup>	<b>Total space:</b>	122,00 m <sup>2</sup>
<b>floor:</b>	3	<b>Number of Rooms:</b>	3,0
<b>Number of bedrooms:</b>	2,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	part / full renovated

## prices:

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<b>purchase price:</b>	685.000,00 €	<b>house money:</b>	1.400,00 €
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## energy certificate:

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<b>beaconing:</b>	gas, electric
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## contact person:

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<b>company:</b>	KENSINGTON BARCELONA	<b>name:</b>	Manuel Dominguez
<b>street:</b>		<b>place:</b>	
<b>phone:</b>	+34601 11 23 54	<b>Email:</b>	info.barcelona@kensington-international.com

## Infrastructure:

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## Description:

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Weekend visits possible. Book in advance.

Take advantage of this opportunity! Apartment for sale in Via Augusta in Barcelona, between the emblematic Avenida Diagonal and Plaza de Gala Placidia! This privileged location offers an abundant variety of services and excellent access to public transport.

This spectacular apartment has a very well distributed 82m<sup>2</sup> of living space, located on a middle floor of a beautiful and well-kept building from 1963, whose facade was completely refurbished in 2018. The property has video surveillance, two elevators and concierge service in the mornings, providing you with security and comfort at all times.

Completely refurbished in 2015, with high-end finishes, this home is designed to maximize brightness and comfort in the day area, offering a spacious living-dining room of 30 m<sup>2</sup> with two exits to a sunny balcony of almost 9 m<sup>2</sup>. The third bedroom was removed to add to the living room, and could easily be recovered.

The parking space is sold with the property for 25000 euros more. It is a comfortable parking space in a building next door. Comfort and convenience for you and your family.

Outstanding features:

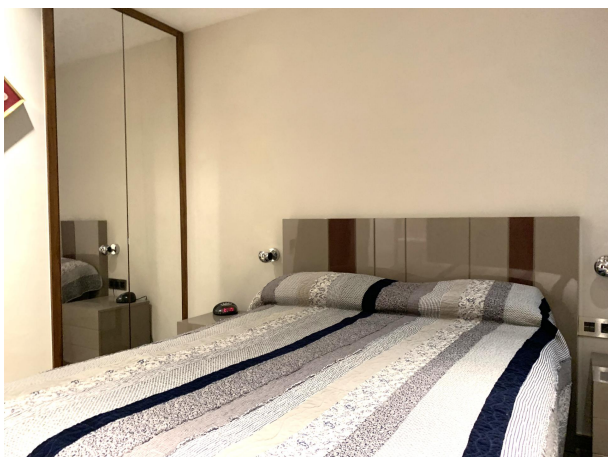
- Fully equipped kitchen with high-end appliances: 5 Bosch appliances and an elegant Smeg fridge (included in the price). In addition, it has built-in closet and space for washing machine (not included) with outside clothesline.
- 2 bedrooms, one master with en-suite bathroom and one single with outdoor bathroom, both with fitted closets. The flexible layout allows you to easily create a third bedroom if desired.
- 2 modern bathrooms, one en suite and one next door, both equipped with shower trays, full shower screens and Hansgrohe taps.
- Air conditioning by hot/cold ducts and heating by radiators with individual gas boiler.
- Exterior carpentry of Technal brand aluminum with thermal break and glass with camera, ensuring excellent thermal and acoustic insulation. The motorized blinds in the dining room without shutter box are an extra detail of modernity.
- Armored door, video intercom, alarm, exterior folding bars, LED lighting and solid interior doors for your total peace of mind and comfort.

Call us to arrange a visit. Weekend visits possible.

## images

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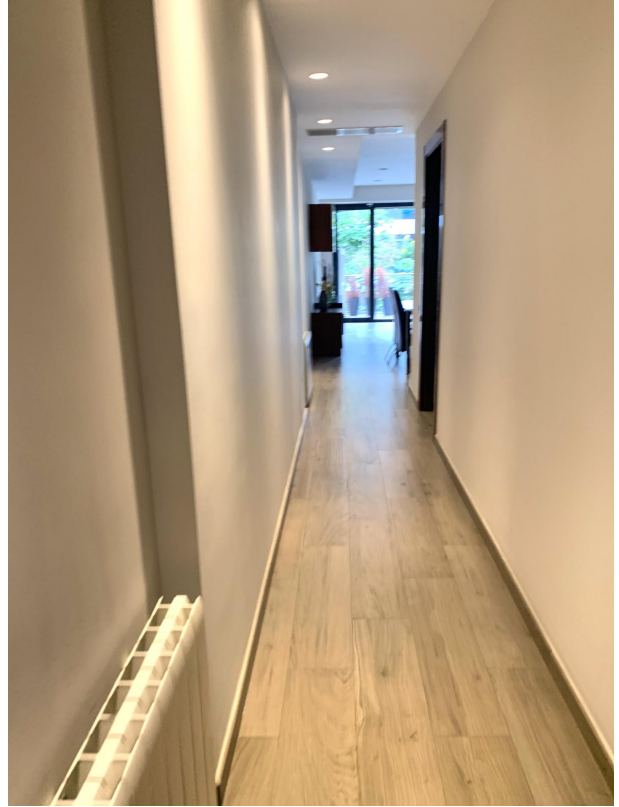




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30b



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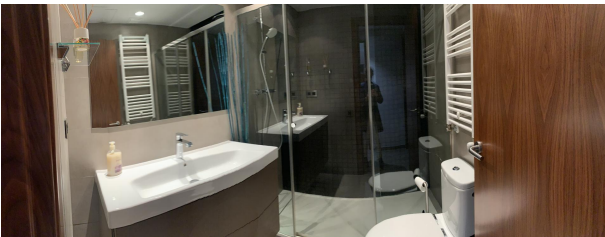
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