

## Spacious, bright apartment in an unbeatable location.



## general:

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|                         |                 |                     |                       |
|-------------------------|-----------------|---------------------|-----------------------|
| object number external: | KB1985          | as from:            | 23.09.2024            |
| usage:                  | habitation      | marketing method:   | purchase              |
| property:               | flat            | construction year:  | 1967                  |
| place:                  | 08018 Barcelona | available from:     | 2024-09-23            |
| available from:         | ya              | Total space:        | 106,50 m²             |
| floor:                  | 1               | Number of bedrooms: | 3,0                   |
| Number of bathrooms:    | 1,0             | Condition:          | part / full renovated |

## prices:

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|                 |              |
|-----------------|--------------|
| purchase price: | 465.000,00 € |
|-----------------|--------------|

## energy certificate:

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|              |            |            |      |
|--------------|------------|------------|------|
| expiry date: | 2034-06-14 | age group: | 2014 |
| value class: | E          |            |      |

## contact person:

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|         |  |        |  |
|---------|--|--------|--|
| company | KENSINGTON Finest Properties International - | name:  | Oriol Canal                            |
| street: | Paseo de Gracia 78, 2º - 2ª A                | place: | 08008 Barcelona                        |
| phone:  | +34 935 95 77 44                             | Email: | barcelona@kensington-international.com |
| www:    | www.kensington-barcelona.com                 |        |  |

## Infrastructure:

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## Description:

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Discover this beautiful apartment of 100m<sup>2</sup> completely renovated with high quality finishes, located in one of the most desirable areas of Barcelona. Just a few minutes from the beach and very close to the streetcar 'Fluvià' and the metro 'Poblenou', you will enjoy the tranquility of the neighborhood without giving up the best connections in the city.

This bright exterior apartment has a beautiful landscaped courtyard of 14,5m<sup>2</sup>, where you can relax, work or enjoy unforgettable moments with friends and family. Part of the patio is semi-enclosed, perfect for use as an office or extra space!

The apartment has 3 bedrooms (and the possibility of a fourth one if you adapt the patio!), a large living-dining room of 38m<sup>2</sup> with a stone wall and a bookcase that add style and personality. In addition, the apartment has a full bathroom, but with the option to make a second bathroom if you wish.

The comfort is maximum thanks to the parquet floors, gas heating, aluminum windows with double glazing, and electric shutters in the living room. The building also has an elevator and a large communal roof terrace, ideal for enjoying the sun, barbecues or hanging out the laundry.

Come and see it today and do not miss the opportunity to make this space your home.

## Equipment description:

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This apartment is equipped with all the necessary amenities to offer you a modern and functional home. The parquet floors extend throughout the house, except in the kitchen, bathroom and patio, providing a touch of warmth and elegance.

The designer kitchen is completely renovated and equipped with high-end appliances, integrated into the spacious living-dining room to enjoy an open and cozy space.

The aluminum windows with double glazing ensure excellent thermal and acoustic insulation, while the gas heating keeps the house warm in the colder months.

The living room has an electric blind for added convenience, and the lovely 14.5m<sup>2</sup> landscaped courtyard includes a semi-enclosed area ideal as an office or relaxation corner, which can be fully opened in summer to enjoy the good weather.

## images

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WhatsApp Image 2024-09-23 at 12.39.06 (2)



WhatsApp Image 2024-09-23 at 12.39.16 (2)



WhatsApp Image 2024-09-23 at 12.39.16 (1)



WhatsApp Image 2024-09-23 at 12.39.16





WhatsApp Image 2024-09-23 at 12.39.15



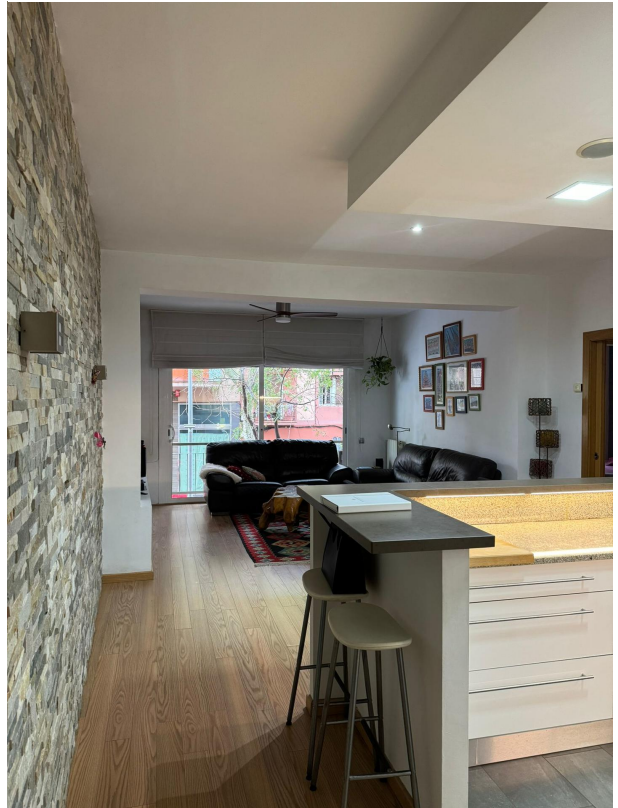
WhatsApp Image 2024-09-23 at 12.39.14 (2)



WhatsApp Image 2024-09-23 at 12.39.14 (1)



WhatsApp Image 2024-09-23 at 12.39.14



WhatsApp Image 2024-09-23 at 12.39.13 (1)



WhatsApp Image 2024-09-23 at 12.39.13





WhatsApp Image 2024-09-23 at 12.39.12 (1)



WhatsApp Image 2024-09-23 at 12.39.12





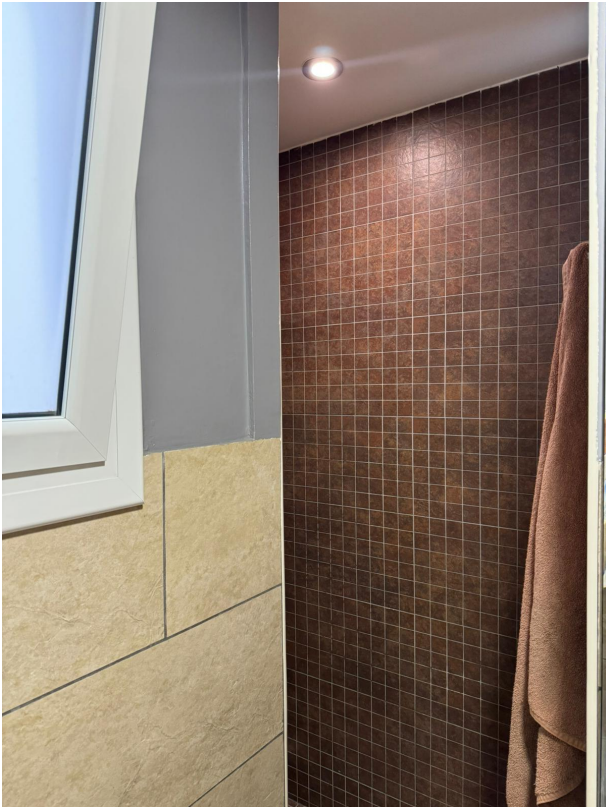
WhatsApp Image 2024-09-23 at 12.39.10



WhatsApp Image 2024-09-23 at 12.39.09



WhatsApp Image 2024-09-23 at 12.39.08 (1)



WhatsApp Image 2024-09-23 at 12.39.08



WhatsApp Image 2024-09-23 at 12.39.07 (2)



WhatsApp Image 2024-09-23 at 12.39.07 (1)





WhatsApp Image 2024-09-23 at 12.39.07



WhatsApp Image 2024-09-23 at 12.39.06 (1)



WhatsApp Image 2024-09-23 at 12.39.06

