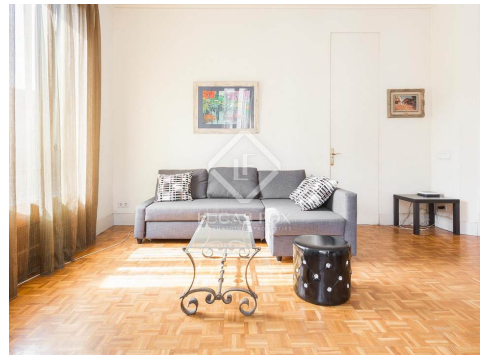


€750,000 Apartment - Sold

## 2 furnished apartments registered as 1 for sale on Calle Balmes, ideal investors.

Spain » Barcelona » Barcelona City » Eixample Left » 08007

**3** Bedrooms     **3** Bathrooms     **206m<sup>2</sup>** Floorplan



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### OVERVIEW

**206 m<sup>2</sup> property in a 1900's building with a lift, with 10 m<sup>2</sup> of little balconies, divided into 2 apartments of approximately 103 m<sup>2</sup> each but registered as a single property.**

Located in a typical 1900's Modernista building on Calle Balmes, a central street in Barcelona's Eixample district, we find this 206 m<sup>2</sup> property divided into 2 apartments of approximately 103 m<sup>2</sup> each but registered as a single property.

The apartments are being sold furnished and are ready to move into, which makes them ideal for an investor looking for immediate rental yield. They feature high ceilings with mouldings and parquet flooring with modern finishes in the kitchens and bathrooms, artfully combining Modernista charm and modern comfort.

The first apartment has 2 bedrooms and 1 bathroom with an open-plan living and dining area with an integrated kitchenette, while the second has 1 bedroom and 2 bathrooms and a separate living room and kitchen. If the owner wishes, the 2 properties can easily be rejoined to create 1 spacious 3-bedroom, 3-bathroom property of 206 m<sup>2</sup>.

There are 10 m<sup>2</sup> of little balconies all along the façade and the properties have views of Calle Balmes and Ronda Universitat.

The property is ideally located for living in the city centre and the building has a lift.



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Lift, Natural light, Transport nearby,  
Exterior, Double glazing, Balcony

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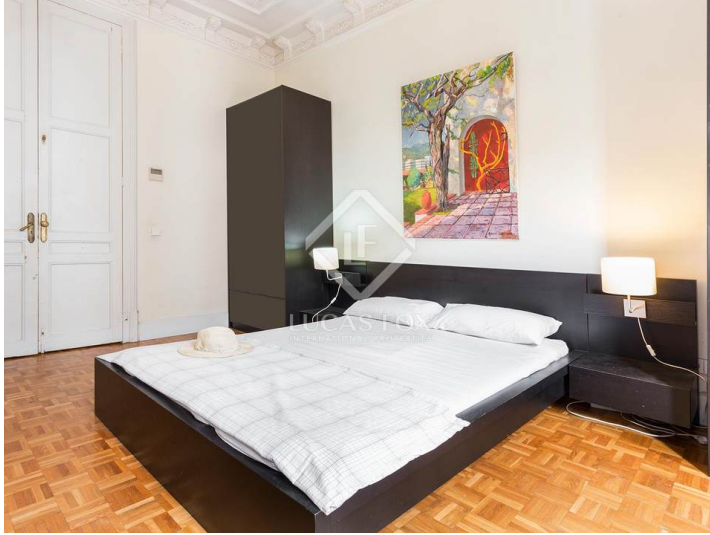


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