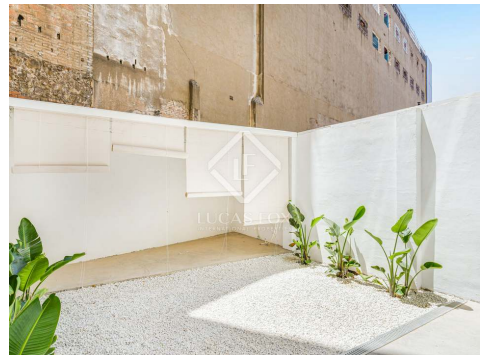


€600,000 Apartment - For sale

## Stunning loft apartment with period features and a garden in Poblenou

Spain » Barcelona » Barcelona City » Poblenou » 08005

**3** Bedrooms    **2** Bathrooms    **103m<sup>2</sup>** Built size    **51m<sup>2</sup>** Terrace



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### OVERVIEW

## An incredible opportunity to acquire a custom-designed loft-style property with a private garden, in a period building in the effervescent Poblenou neighbourhood of Barcelona.

This unique property in Poblenou is a street-level duplex in a period building from 1936. It is in the process of being completely refurbished with a high quality design that stays true to the postindustrial style of the neighbourhood, maintaining original features such as exposed brick walls and Catalan vaulted ceilings. The property is registered as both a commercial space and a residence, thus making it an ideal option for someone seeking to combine their work space and home.

This loft-style duplex is accessed directly from the street. To maximize privacy and outdoor space, before entering the property there is an open-air foyer measuring 5.5 m<sup>2</sup>, which provides additional exterior storage and plenty of charm.

Upon entering the ground level, to the left there are 2 double bedrooms with built-in closets that share a bathroom with double sinks. To the right there is additional closet storage, a guest toilet, as well as a staircase leading to the mezzanine level. The mezzanine measures 13 m<sup>2</sup> and fits a double bed comfortably.

Continuing on the ground floor, a 5.2 m<sup>2</sup> atrium provides additional light and ventilation to the kitchen, and also connects to the open living and dining area with access to the 40 m<sup>2</sup> private garden. The rear section of the garden is covered, and there is the option to enclose the space to make an outdoor dining area or studio, if desired.

The property will have concrete flooring for the interior, with terracotta tiles for the exterior spaces. The kitchen is fully equipped with Smeg appliances and features ambient lighting for the cabinetry. There is central air conditioning throughout.

Contact us for further information about this superb property for sale in Poblenou.



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Garden, Terrace, Natural light,  
Period features, Modernist building,  
Air conditioning, Built-in wardrobes,  
Chill out area, Double glazing,  
Equipped Kitchen, Exterior, Pet-friendly,  
Renovated, Transport nearby

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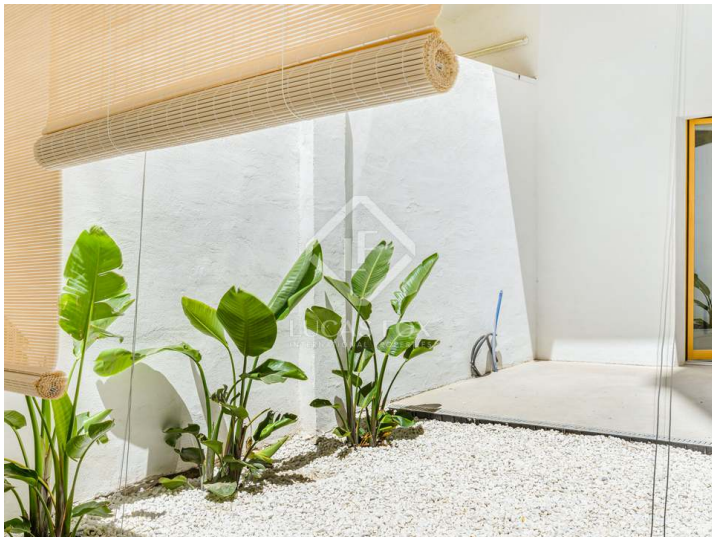


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