

€550,000 Apartment - For sale

## Wonderful new build 2-bedroom apartment for sale in Les Corts, Barcelona

Spain » Barcelona » Barcelona City » Les Corts » 08029

**2** Bedrooms    **1** Bathrooms    **104m<sup>2</sup>** Built size    **4m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Pau Claris 108, pral., Barcelona, Spain

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### OVERVIEW

## 2-bedroom apartment for sale in the new development Nicaragua-Berlin, in a fantastic location in Les Corts, Barcelona.

Nicaragua-Berlin is a development of loft apartments in Les Corts, a highly coveted area of Barcelona. In this magnificent location you will be able to find all kinds of services necessary for your day-to-day life, such as schools, health centres or leisure options, without giving up the tranquility that this neighbourhood offers.

In addition, the development offers private parking and storage rooms for its residents and excellent common areas.

As we enter the apartment, a hall leads us to the large living-dining room with an open kitchen fully equipped with the best appliances. This space is very bright and cozy. In the background, there is a small terrace with space for a table and chairs, where you can take advantage of the climate of the area, while you relax and enjoy a good wine. On the right hand side is the night area where we find a single bedroom, a master bedroom and a complete bathroom to serve both. This entire floor covers an area of 65.4 m<sup>2</sup>.

Finally, next to the hall, some stairs lead us to the 25.8 m<sup>2</sup> mezzanine floor that houses a multipurpose open room, perfect as a second living room, although it can be used for other purposes.

The apartment is exterior facing and very bright. As for its interior, it offers a modern industrial type design and is very functional, since it takes advantage of its high ceilings to gain additional space with the creation of the loft floor. It features high quality finishes and has radiators and ducted air conditioning with a heat pump; in addition to aluminum exterior joinery with a thermal and acoustic bridge break with Technal glazing.

It is a unique opportunity to acquire an apartment with these characteristics in such a sought-after area. Ideal as a first residence for families or young professionals.



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Terrace, Lift, High ceilings, Natural light, Parking, Air conditioning, Alarm, Balcony, Double glazing, Exterior, Heating, Interior, New build, Pet-friendly, Renovated, Storage room, Transport nearby, Views

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