

€330,000 Apartment - Sold

## Office to renovate into an apartment, for sale in Galvany

Spain » Barcelona » Barcelona City » Sant Gervasi - Galvany » 08006

**1**      **2**      **92m<sup>2</sup>**  
Bedrooms    Bathrooms    Floorplan



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## 92m<sup>2</sup> office for conversion into an apartment in an excellent central location on Calle Balmes, Barcelona.

Office with a built area of 92 m<sup>2</sup> and 76.15 m<sup>2</sup> usable, to renovate located in a central location of Calle Balmes, close to the Gràcia Ferrocarril station and Travessera de Gràcia.

The office has views of an interior courtyard and is currently comprised of a large multi-use space and 1 double bedroom plus a storage room, 2 toilets and a small kitchen.

It is possible to convert the property into an apartment, after having registered the property as a private residence, with a minimum of 1 double bedroom, living-dining room, kitchen and bathroom. Doing so would create a wonderful city-centre home for a family or couple. It would also be an interesting option for investors as, thanks to its central location it would be easy to rent out the property once renovated.

The building, which dates back to 1967, has a concierge service and is very peaceful. Its location close to Via Augusta, Plaza Gal.la Placidia and Plaza Molina make this a really exciting renovation opportunity.



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Concierge service, Lift, To renovate,  
Heating, Air conditioning

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