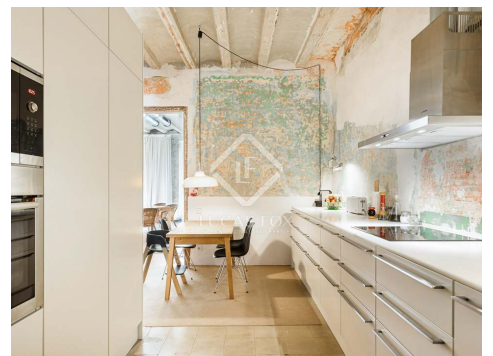


€850,000 Apartment - For sale

## Exceptional renovated 204m<sup>2</sup> loft for sale near Las Ramblas

Spain » Barcelona » Barcelona City » El Raval » 08002

2                      2                      204m<sup>2</sup>  
Bedrooms      Bathrooms      Built size



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### OVERVIEW

## Excellent loft on the principal floor of an early 20th century building, currently undergoing renovation and with lift installation approved.

This loft with 204 m<sup>2</sup> built and 178 m<sup>2</sup> liveable area is a large apartment with good cross ventilation, access to the street at the front and views of a bright courtyard to the rear. Despite the size of the apartment, the owners decided to change the layout, reducing the number of rooms to create fewer, large living spaces. The loft currently consists of only two bedrooms, but it would be possible to recover those that were removed. It has a functional layout, with a sleeping area separated from the living room and kitchen. The apartment has been carefully renovated, maintaining a bohemian and artistic atmosphere, with various recovered frescoes and preserved tiles, wooden beams, original doors, lattice and other original details related to the history of the apartment.

The idea was to create spacious but warm rooms. The decoration includes just the essential furniture in order to enjoy wide, open and clear spaces, avoiding overload.

Entering the property, we find a huge hall that divides the apartment into day and night areas. On the right, we find the two bedrooms, with an adjoining full bathroom and storage area. On the left, a corridor leads to the day area. We find a second complete bathroom, and a handy laundry and ironing room.

Then we come to a vast room divided into the living room and the semi-open kitchen. The kitchen has a table for breakfast or everyday dining. Leaving this area, we find a large dining room with huge windows overlooking the street and lots of light.

It should be noted that the installation of the lift in the coming months will be accompanied by the refurbishment of the entrances and the staircase of the building will be remodelled.

The property is currently used for the hospitality industry but the owners are already processing the change of use and the certificate of occupancy. The process has already been initiated and the home meets all the requirements for the change. Therefore, in the coming months, the property will have the added value of all these improvements.



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Lift, Mosaic tile flooring, Natural light,  
Air conditioning, Balcony,  
Built-in wardrobes, Equipped Kitchen,  
Heating

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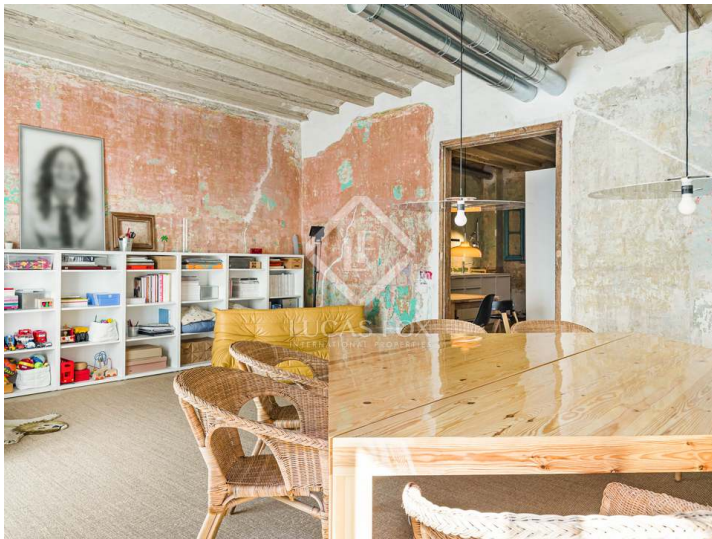
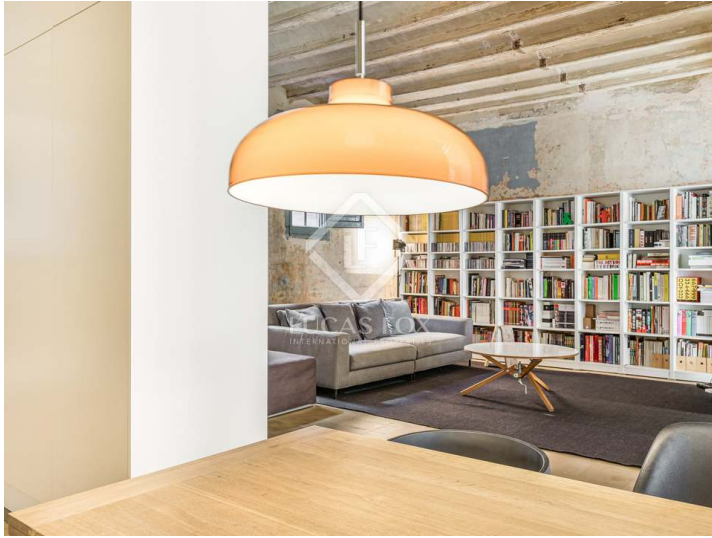
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