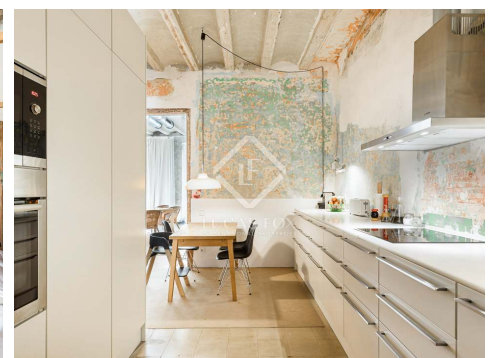
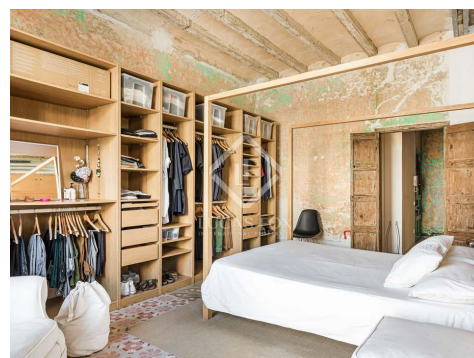


€850,000 Apartment - For sale

Exceptional renovated 204m² loft for sale near Las Ramblas

Spain » Barcelona » Barcelona City » El Raval » 08002

2 **2** **204m²**
Bedrooms Bathrooms Built size



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

€850,000 Apartment - For sale

Exceptional renovated 204m² loft for sale near Las Ramblas

Spain » Barcelona » Barcelona City » El Raval » 08002

2 Bedrooms
2 Bathrooms
204m² Built size

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 m² built and 178 m² 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.

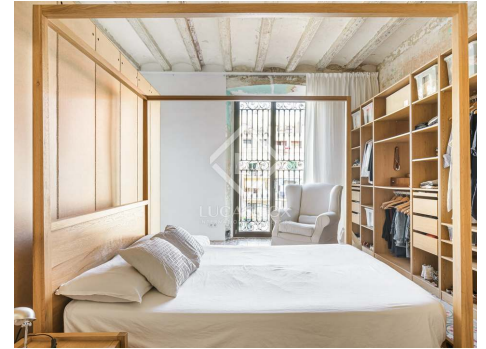
The idea was to create spacious but warm rooms. The decoration includes just the essential furniture in order to enjoy wide, open and clear spaces, avoiding overload.

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.



lucasfox.com/go/bcn19390

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

Contact us today for more information or to arrange a viewing

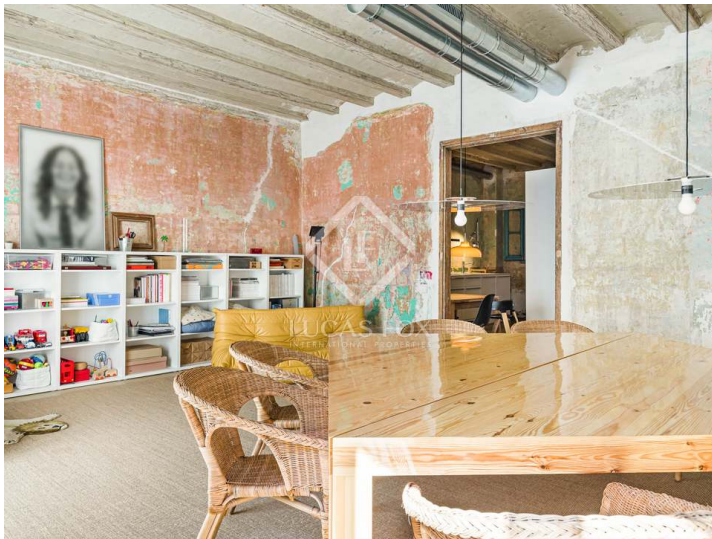
+34 933 562 989 • info@lucasfox.com • lucasfox.com • Pau Claris 108, pral., Barcelona, Spain

€850,000 Apartment - For sale

Exceptional renovated 204m² loft for sale near Las Ramblas

Spain » Barcelona » Barcelona City » El Raval » 08002

2 Bedrooms **2** Bathrooms **204m²** Built size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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