

€847,000 Apartment - For sale - New listing

# Stunning Renovated Duplex in a Charming Modernist Building in Poble-sec

Spain » Barcelona » Barcelona City » Poble Sec » 08004

4 Bedrooms    3 Bathrooms    160m<sup>2</sup> Floorplan    20m<sup>2</sup> Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 56, 7º, Barcelona, Spain

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## Stunning Renovated Duplex in a Charming Modernist Building in Poble-sec

### Beautifully renovated duplex in a modernist building in Poble-Sec

This beautiful property is located in a modernist building from 1890, declared a site of interest by the Barcelona City Council.

This is a unique, renovated duplex, comprising a ground floor and a main floor connected by a lift. The layout is very functional: a fully equipped kitchen, a living dining room with designer elements and quality furnishings, two bathrooms, a terrace, and a bedroom on the ground floor.

There is an intermediate floor accessed by the private elevator, which is currently used as an study, but can also function as an additional room, depending on the needs of the new owner.

Floor is the main bedroom, which has a large exterior. This floor also features a very large bathroom with a jacuzzi, another double bedroom facing the interior of the building, and another terrace for enjoying the outdoors.

This exclusive property combines the unique charm of restored distinctive features, such as Catalan vaulting and exposed brick walls, with modern comfort. Furthermore, the restoration and decoration showcase Neo-Baroque and Rococo styles.

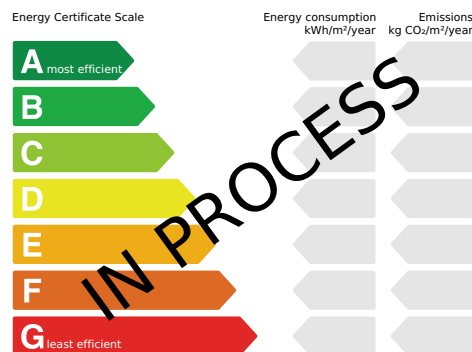
The property has a video surveillance system and video intercom.

Very well located on a quiet street in the emblematic Poble-Sec neighbourhood, close to Paralelo Avenue and well connected to public transport and amenities in general.



[lucasfox.com/go/bcn20466](https://lucasfox.com/go/bcn20466)

Terrace, Jacuzzi, Lift, Natural light, Service lift, Renovated, Open kitchen, New build, Exterior, Equipped Kitchen, Double glazing, Chill out area, Balcony, Alarm, Air conditioning

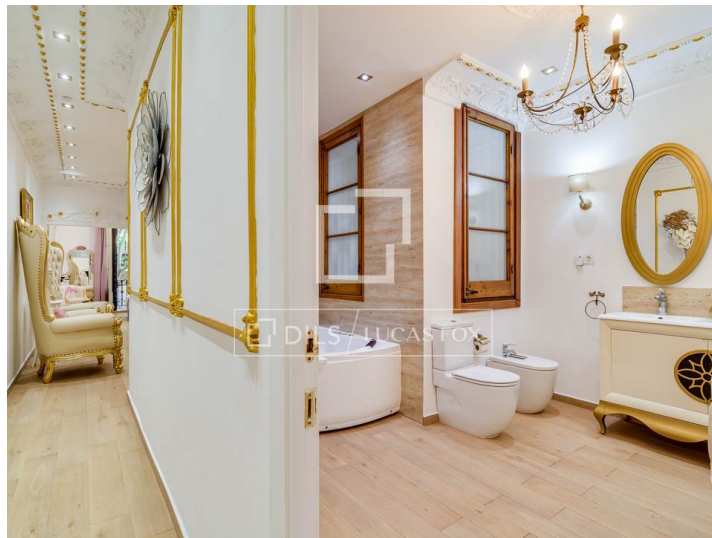
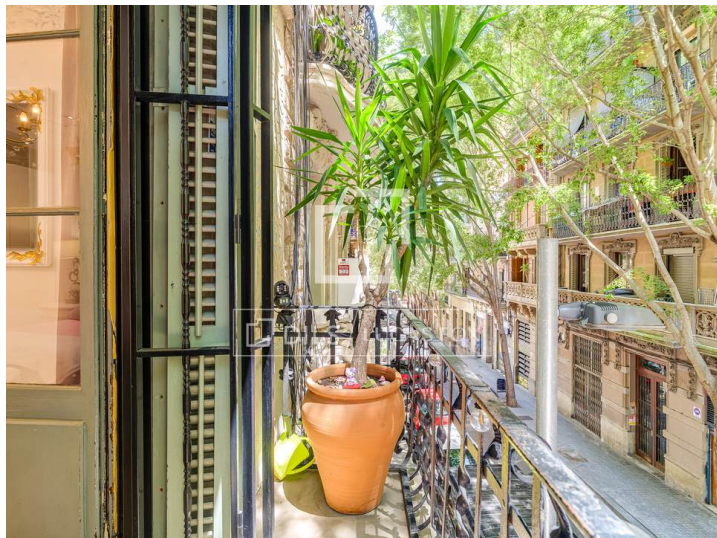


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The property is located in the Poble-Sec area of Barcelona city, with the approximate location indicated in accordance with current regulations. It has a constructed area of 144 m<sup>2</sup> and a usable area of 133.32 m<sup>2</sup>. The property has been renovated. The total sale price is €847,000. The indicated price does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees. The property has an available energy efficiency certificate. The certificate of occupancy, number CHB00118526\*\*\*, is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: No.

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