

€349,000 Loft - Sold

## Brand new loft property with certificate of occupancy for sale next to Poblenou park, Barcelona

Spain » Barcelona » Barcelona City » Poblenou » 08020

**1** Bedrooms  
**1** Bathrooms  
**126m<sup>2</sup>** 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

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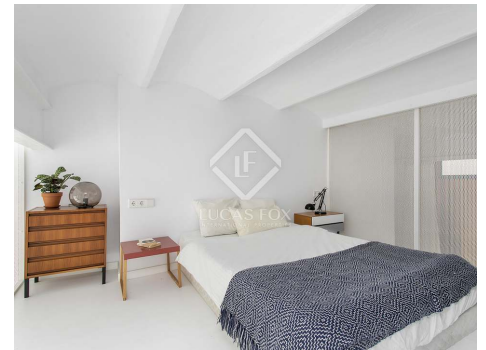
### OVERVIEW

## Newly renovated, open plan property which is well located in the up-and-coming neighbourhood of Poblenou, next to Avinguda Diagonal and Poblenou Park.

This property has a registered built area of 126 m<sup>2</sup>, and is distributed on a ground floor with a mezzanine level. The useable area of the loft is approximately 90 m<sup>2</sup>. It is newly renovated with an open concept layout and an industrial touch. It is located on the ground floor of a 1910 building in very good condition, and has a certificate of occupancy.

The layout of this property is very clear and open. The ground floor consists of a multifunctional living room, which could be used as a projection room or a study, a fully equipped kitchen with natural marble countertop, a pantry, a bathroom with a shower, and another multipurpose space that could be used as a living room or as a second double bedroom with a dressing room. A staircase gives access to the loft, which serves as the master bedroom.

All installations are electric, and the finishes are of high quality. There is the opportunity to acquire the furniture, some of which are bespoke pieces cust-made for the space and others that are of Belgian and Danish design. It is a perfect home as a primary residence or for investment, as it is move-in ready and a rental value return of more than 5%.



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High ceilings, Period Building,  
Air conditioning, Equipped Kitchen,  
Exterior, Renovated, Transport nearby

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