

€575,000 Apartment - Sold

## 4 Bedroom apartment with 9m<sup>2</sup> terrace for sale in El Born, Barcelona

Spain » Barcelona » Barcelona City » El Born » 08003

**4** Bedrooms    **2** Bathrooms    **147m<sup>2</sup>** Floorplan    **9m<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 78, Principal 2<sup>a</sup>, Barcelona, Spain

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### OVERVIEW

**Apartment to reform of 153 m2 with seven exterior balconies. It is about two united registry units, but that offer the possibility of dividing them into two apartments.**

Lucas Fox presents this house with two registered units joined together.

This fantastic property to reform is located in a corner building located a few steps from Pla de Palau, Vía Layetana, the port and the beaches of Barcelona. In short, it is the most exclusive area of the Born neighborhood.

The house is located in a renovated building from 1856, but with rooms where the original floors are still preserved and where you can appreciate the height of its 3.2 m ceilings with wooden beams and Catalan volta.

Thanks to its seven exterior balconies, its circular layout and the different locations where bathrooms can be installed, we can redistribute the apartments. So we would convert this apartment into two separate units or one large one with a new layout.

A new reform is planned in the farm to add an elevator and remodel the entrance of the building, whose payment would be borne by the current owners. On the other hand, the house also has a communal terrace.



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Lift, Period features, Natural light,  
High ceilings, Communal terrace,  
Transport nearby, To renovate, Exterior,  
Balcony, Alarm

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