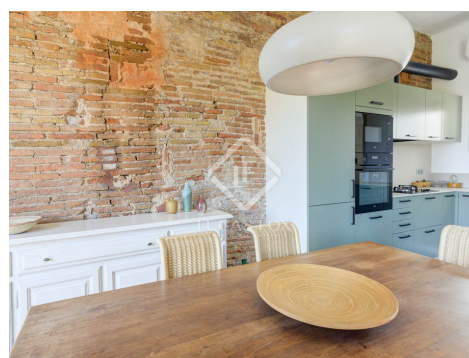


€520,000 Apartment - Sold

## Excellent 2 Bedroom apartment for sale in El Born, Barcelona

Spain » Barcelona » Barcelona City » El Born » 08003

<b>2</b>	<b>1</b>	<b>68m<sup>2</sup></b>	<b>5m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace



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### OVERVIEW

**Charming 70 m2 apartment with two bedrooms near the Ciudadela Park and the Arc de Triomphe. It is located on a top floor with an lift and exceptional views of Barcelona from its balconies or its communal terrace.**

This magnificent apartment, renovated with great care, is in an impeccable state of preservation and combines the elegance of the past with modern comforts. Its unique features and charm make this 70 m2 property an architectural gem.

Upon entering, we are greeted by natural wood floors that add warmth and character to every corner. Antique elements, such as exposed brick walls and restored original woodwork, add an authentic and welcoming touch. Without a doubt, an exceptional detail is the impressive height of the ceilings, exceeding 3.2 metres, which provides a unique feeling of space and spaciousness throughout the property.

The layout is exceptionally comfortable, with a huge dining room living room and a recently renovated open kitchen that will allow you to enjoy unique moments in company. Two large balconies flood this space with natural light, creating a bright and pleasant atmosphere.

The property features practical details such as an entrance with plenty of storage space that will allow you to keep things tidy at all times. In addition, the bathroom has been recently renovated and offers functionality and comfort.

The apartment has two double bedrooms, both with generous built-in wardrobes, which provide organization and an ideal space for rest. At the back, we find an exterior space with a utility area.

The building, which dates back to 1810, has passed a technical inspection and has renovation that guarantee the safety and comfort of its residents.

A modern elevator provides easy access to the property, while the communal terrace offers stunning views of some of the city's most iconic landmarks, including the Palace of Justice, the Ciudadela Park and the famous Mapfre towers.



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Lift, Wooden flooring, Period features,  
Natural light, High ceilings,  
Communal terrace, Views,  
Transport nearby, Open kitchen, Heating,  
Exterior, Equipped Kitchen, City views,  
Built-in wardrobes, Balcony

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This wonderful property enjoys a privileged location, close to some of the most emblematic and beloved spots in Barcelona. Firstly, its proximity to the Ciutadella park provides a direct connection with nature and an ideal space to relax, exercise or enjoy outdoor activities.

The property is also just a few steps from the imposing Arc de Triomphe and the charming Lluís Companys Avenue, two iconic landmarks that reflect the city's rich history and architecture.

One of the great advantages of this location is its excellent connectivity thanks to its proximity to the historic Francia station, whose historic charm and architecture offer quick and convenient access to various transport lines, making it easy to travel within the city and to other regions.

On the other hand, the neighbourhood surrounding the property is also a place full of life and energy due to its wide range of restaurants, shops, local markets and cultural activities.

Ultimately, this property offers a unique opportunity to live in a home full of history and charm, with all modern amenities and in a prime location that combines with its proximity to the Ciutadella Park, the Arc de Triomf and the historic Estacion de Francia to provide a complete and unrivalled experience. Enjoy the best of Barcelona, with easy access to the historical and cultural charms that make this city such a special place.

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