

€485,000 Apartment - For sale - Exclusive listing

3 Bedroom apartment with 8m² terrace for sale in Gòtico, Barcelona

Spain » Barcelona » Barcelona City » Gòtico » 08002

3 Bedrooms **2** Bathrooms **136m²** Floorplan **8m²** 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 2º, Barcelona, Spain

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OVERVIEW

Spacious 136 m² apartment located in the heart of the Gothic neighbourhood , next to Las Ramblas and Barceloneta. Therefore, this property radiates charm when visited.

Lucas Fox is pleased to present this property with three bedrooms, two complete bathrooms and a dressing room or study located on the second floor of a building from the late 19th century. This 136 m² apartment off plan (and 120.6 m² according to the Property Registry) offers a unique experience in a privileged location in the Gothic neighbourhood of Barcelona.

The entrance hall and the large hall welcome you to a property with the possibility of redistributing part of its rooms according to the needs of the new owner.

The dining room living room has differentiated spaces, allowing for practical decoration, while the kitchen provides functionality. The high ceilings and multiple windows with balconies, whose total area is 8 m², offer all rooms light and airy environments.

Its two most versatile double bedrooms make it possible to convert one of them into two double bedrooms and eliminate the current dressing room or study . The main room stands out for its period Catalan vaulting and its wooden beams, which adds historical charm to the space. In addition, we have a single room and two complete bathrooms, one with a bathtub and the other with a utility area and shower. The property has built-in wardrobes in all rooms.

The apartment is located in a period building dating back to 1864 and has updated certain elements in 2018. This update includes heating using an individual gas boiler.

The orientation of the property guarantees excellent entry of natural light. On the other hand, La Finca has parking for bicycles in the communal area to meet the requirements of sustainable mobility.

The property has an estimated rental yield of between 3% and 4%, making it not only a charming property , but also an attractive investment opportunity in the real estate market.



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Period features, Period Building,
High ceilings, Heating, Exterior,
Built-in wardrobes, Balcony,
Air conditioning

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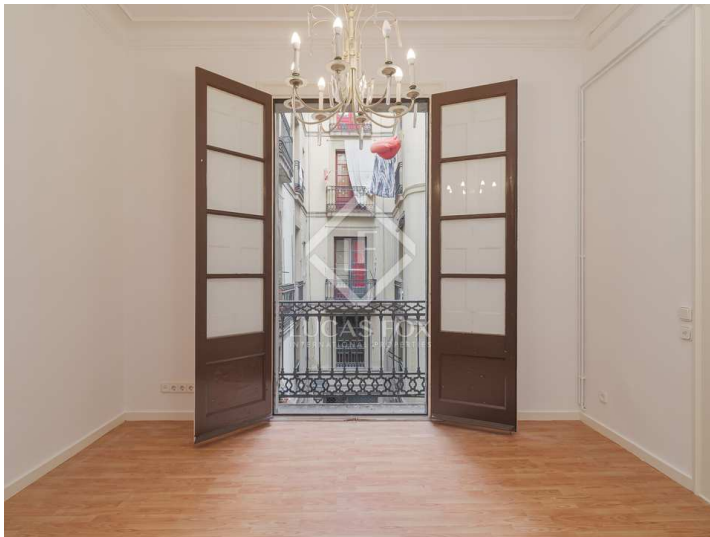
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It is located next to George Orwell Square and Escudellers Street in the Gothic Neighbourhood of Barcelona, a few minutes walk from Las Ramblas, the Columbus Monument and Plaza Real. Likewise, it is close to Barceloneta and Born, which adds appeal to its location.



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