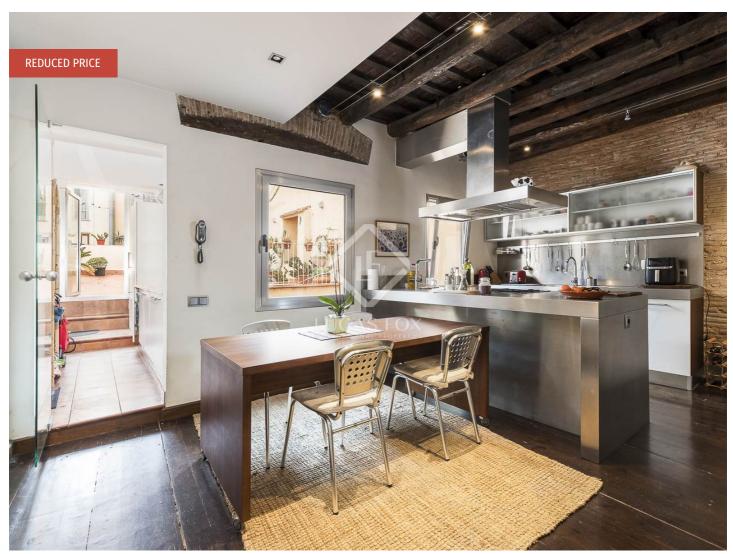


### €995,000 Apartment - For sale - Reduced Price

# Duplex property with a large terrace and lots of charm for sale just a few steps from Plaza de Catalunya

Spain » Barcelona » Barcelona City » Gótico » 08002

5 3 228m² 45m² Bedrooms Bathrooms Floorplan Terrace











### €995,000 Apartment - For sale - Reduced Price

## Duplex property with a large terrace and lots of charm for sale just a few steps from Plaza de Catalunya

Spain » Barcelona » Barcelona City » Gótico » 08002

5 3 228m<sup>2</sup> 45m<sup>2</sup>
Bedrooms Bathrooms Floorplan Terrace

#### **OVERVIEW**

## For sale charming duplex with a large terrace a few steps from Plaza Cataluña

This spectacular duplex located in the heart of Barcelona combines the charm of the original elements with all modern comforts. It has two independent levels, each with its own entrance.

The first floor includes two double bedrooms, which are very bright thanks to their large windows. It also has a full bathroom and a study with its own bathroom. From here we access a renovated open kitchen with designer finishes, which has access to the property's large terrace.

A staircase from the entrance hall leads us to the second floor, where we have a spacious dining room living room that is very cozy due to its exposed wooden beams and a fireplace that gives it a rustic touch. This floor is completed with the large master suite with a huge dressing room, a full bathroom and beautiful views of the property's terrace.

The property is equipped with radiator heating and ducted air conditioning.



lucasfox.com/go/bcn45188

Terrace, Wooden flooring, Natural light, High ceilings, Transport nearby, Storage room, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Balcony, Air conditioning



### €995,000 Apartment - For sale - Reduced Price

## Duplex property with a large terrace and lots of charm for sale just a few steps from Plaza de Catalunya

Spain » Barcelona » Barcelona City » Gótico » 08002

5 3 228m² 45m² Bedrooms Bathrooms Floorplan Terrace



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.