

€1,150,000 Apartment - For sale

## 5-bedroom apartment with a 29 m<sup>2</sup> terrace and 7 balconies for sale in El Born, Barcelona.

Spain » Barcelona » Barcelona City » El Born » 08003

<b>5</b>	<b>4</b>	<b>270m<sup>2</sup></b>	<b>29m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace



**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

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**29m<sup>2</sup>** Terrace

### OVERVIEW

**Spacious apartment in a listed building, blending historic charm with modern comforts, perfect for investors with two independent units now joined. It features balconies, a terrace, and is situated in the vibrant El Born neighbourhood.**

This spacious apartment offers a unique opportunity for investors and families seeking space and comfort.

With a area of 209 m<sup>2</sup>, this property is located in a listed building and combines historic charm with modern amenities. Ideal for investors, it consists of two separate units with independent entrances, now joined into a single deed.

Upon entering, you are greeted by two spacious living-dining areas, each with its own fully equipped kitchen. Two very spacious double bedrooms with en-suite bathrooms and a third full bathroom offer comfort and privacy. Additionally, there are three additional double bedrooms, with potential to become more living spaces according to your needs.

The apartment enjoys a privileged location, with 7 balconies offering views of both the street and the inner courtyard. It also features two private terraces: a small one, perfect for enjoying a morning coffee, and a larger one of 35 m<sup>2</sup>, accessible via private stairs. A storage area within the apartment offers additional convenience.

This home receives natural light throughout the morning and boasts 7 balconies that allow for optimal ventilation and illumination. Additionally, it preserves original rosette ceilings and period floors, adding a touch of authenticity and historic charm.

Equipped with air conditioning and radiator heating, this home provides comfort throughout the year. The building has an elevator for added accessibility.

Located in the lively Born neighborhood, you will be just minutes from Via Laietana and only 5 minutes from the Arc de Triunf metro station. Enjoy the rich history, vibrant culture, and excellent transport links that this privileged location offers.

Contact us today for further information.



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Terrace, Lift, Natural light,  
Communal terrace, Exterior, Balcony,  
Air conditioning

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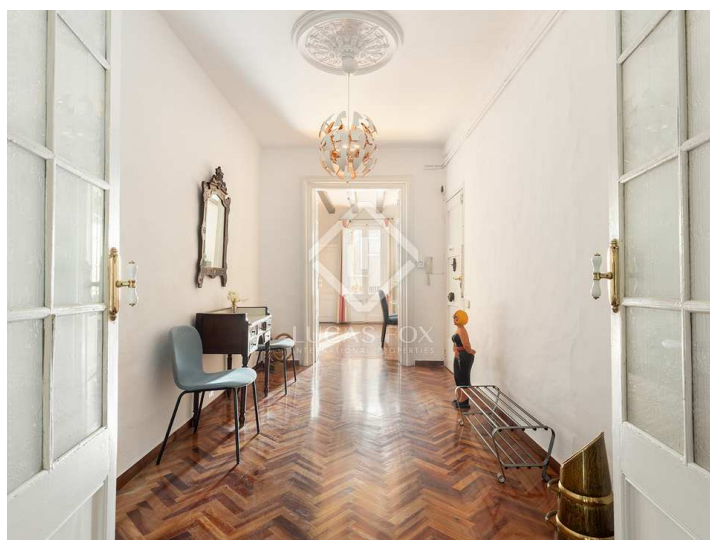
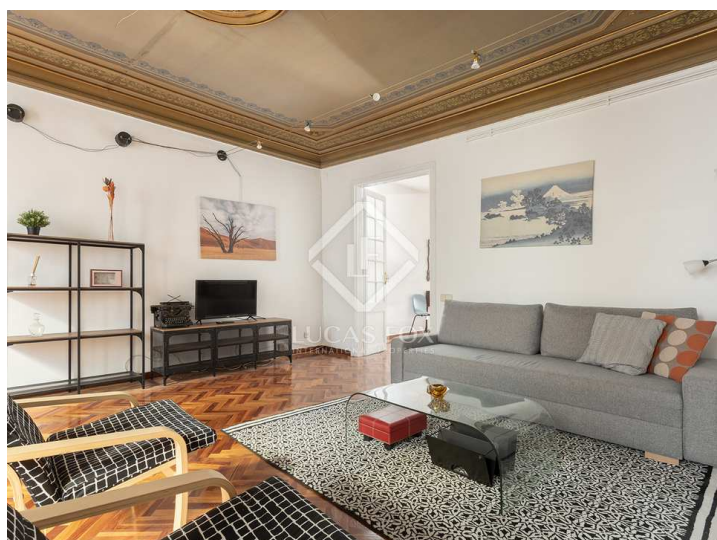


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