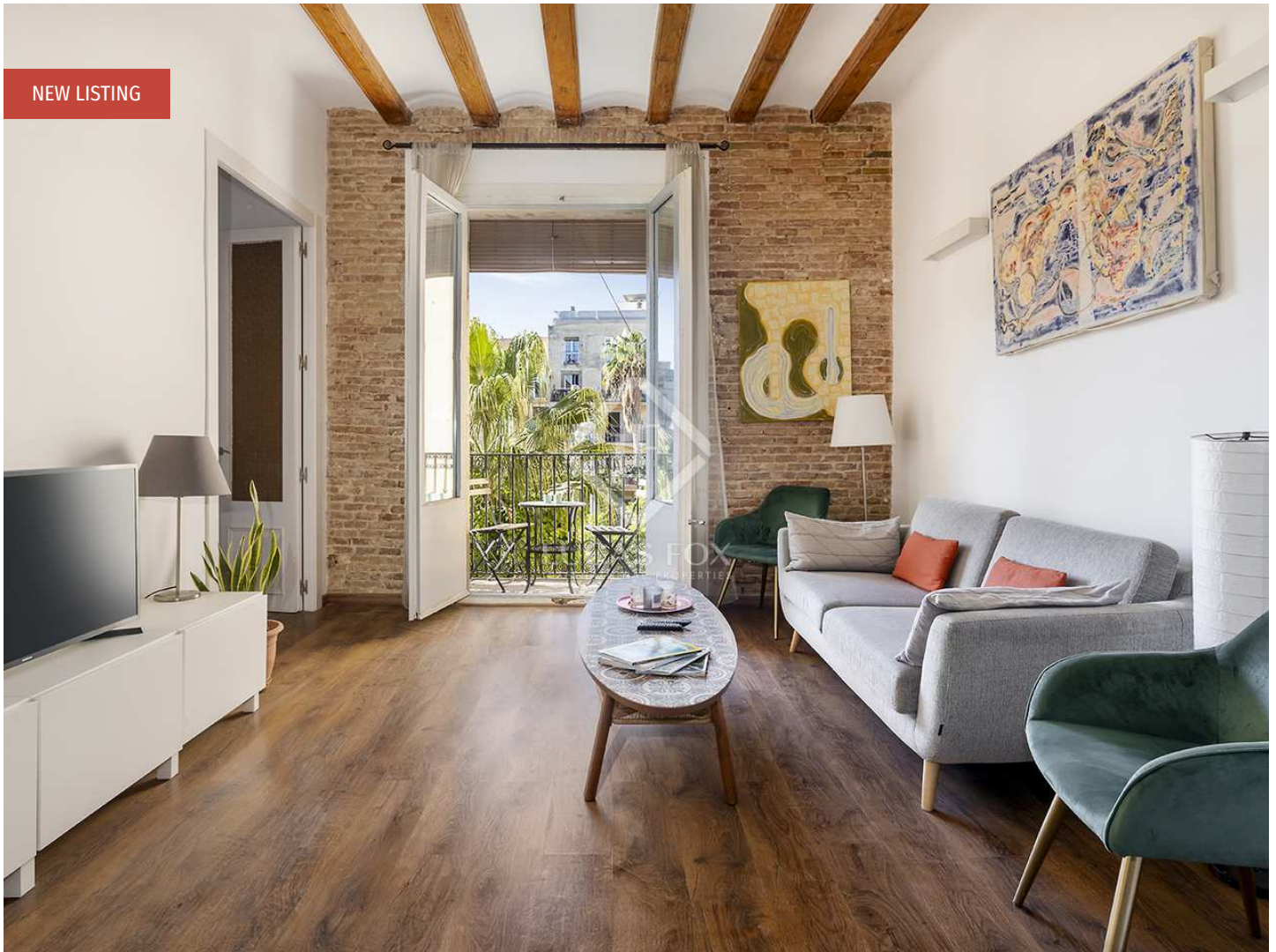


€715,000 Apartment - For sale - New listing

## Captivating 4-bedroom property for sale in the Gothic neighbourhood of Barcelona

Spain » Barcelona » Barcelona City » Gòtico » 08002

**4** Bedrooms    **2** Bathrooms    **176m<sup>2</sup>** Floorplan    **3m<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 29, Barcelona, Spain

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### OVERVIEW

**Exquisite 175 m<sup>2</sup> apartment for sale, an ideal investment opportunity with the flexibility to divide into two separate units, boasting ample natural light in the heart of the Gothic Quarter, Barcelona.**

Lucas Fox presents this magnificent 175 m<sup>2</sup> apartment located in the Gothic Quarter of Barcelona.

Its spacious layout caters to the needs of a family with children, yet it is also an ideal investment opportunity as it already has authorization for division into two independent residences.

Situated on the third floor without a lift, it boasts a generous living room, four splendid bedrooms, one of which is en-suite with a walk-in wardrobe, another full bathroom, and a convenient guest bathroom.

The kitchen, completely separate from the rest of the rooms, comes furnished and equipped with appliances. Additionally, there is an exterior storage room for your convenience.

The property is all exterior-facing, with an easterly aspect and six balconies that flood the space with natural light throughout the day. Meticulously maintained and in perfect condition, it is sold fully furnished for your immediate move-in convenience.

In terms of amenities, it features gas heating, air conditioning, aluminium-framed double-glazed windows, and parquet flooring, lending a cosy ambiance to the home. Furthermore, you can enjoy access to the expansive communal rooftop terrace with stunning views of Plaça de la Mercè. This residence is nestled in a tranquil and well-connected area, close to metro and bus stops, adjacent to Passeig de Colom, Port Vell, and Barceloneta Beach. For added convenience, supermarkets, schools, parks, and all essential services are within walking distance, catering to your daily needs.

Please note: The initial photos showcase a previously sold apartment within the same building, featuring an identical layout. It was successfully segregated and renovated to reflect the potential of this property.



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Terrace, Natural light, Communal terrace, Walk-in wardrobe, Views, Utility room, Transport nearby, To renovate, Interior, Heating, Equipped Kitchen, City views, Built-in wardrobes, Balcony, Air conditioning

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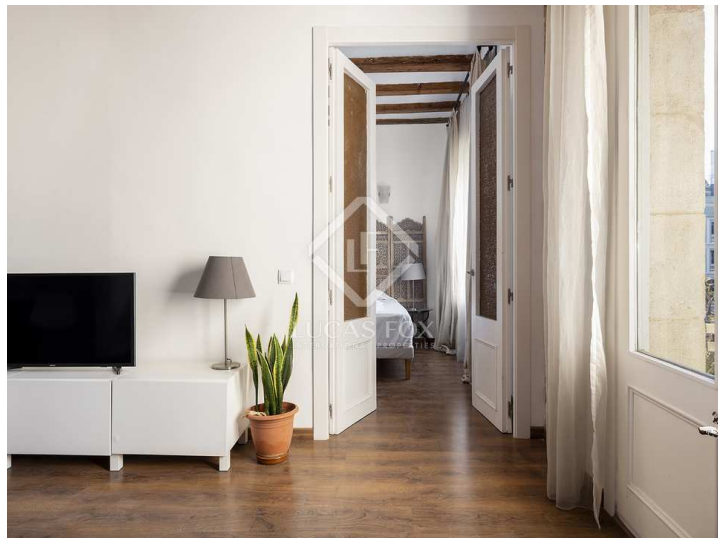
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