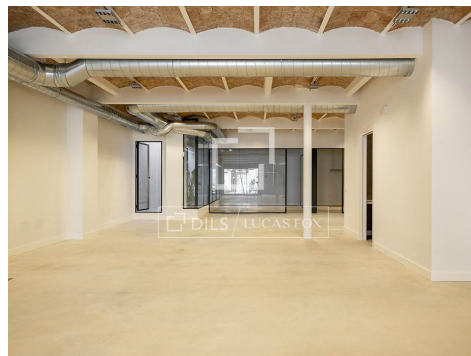
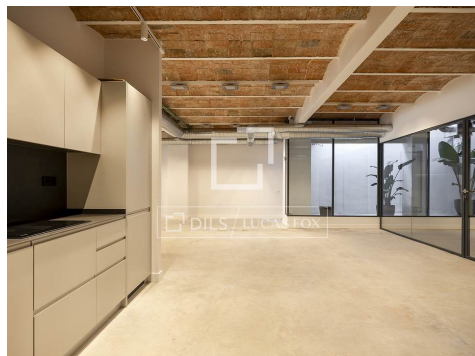


€919,000 Loft - For sale - New listing

## Excellent loft with 10m<sup>2</sup> terrace for sale in Eixample Right, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08013

2                      200m<sup>2</sup>                      10m<sup>2</sup>  
Bathrooms      Floorplan      Terrace



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€919,000 Loft - For sale - New listing

# Excellent loft with 10m<sup>2</sup> terrace for sale in Eixample Right, Barcelona

Ground floor of 205 m<sup>2</sup> located in Passatge Utset, a few meters from the Sagrada Familia. Completely refurbishment , with high ceilings featuring Catalan vaulting, a private patio of 10 m<sup>2</sup> and ducted air conditioning. Requires change of use to residential.

This property is located in Passatge Utset, a quiet pedestrian street a short walk from the Sagrada Familia, in the heart of Barcelona.

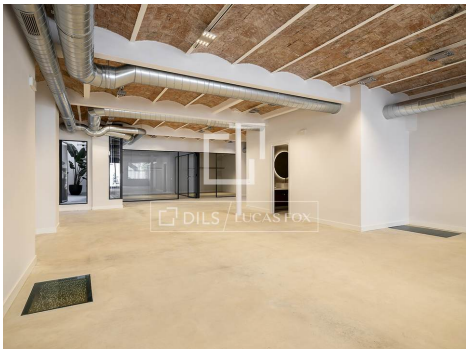
Located on the ground floor of a 1936 building, the property has approximately 205 m<sup>2</sup> of built area and offers multiple layout possibilities according to the buyer's needs.

The building has undergone a complete refurbishment , incorporating thermally and acoustically insulated windows, ducted air conditioning, LED lighting, and a home automation system for controlling the building's systems. The high ceilings with Catalan vaulting add character and preserve the building's original architectural essence.

It features an office-style kitchen equipped with lacquered furniture, integrated appliances and a Neolith countertop, as well as a private patio of approximately 10 m<sup>2</sup> that provides ventilation and a pleasant exterior space.

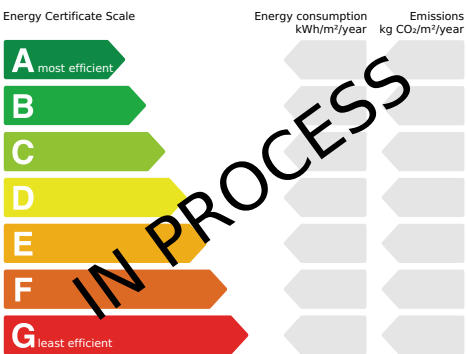
Currently the property has a use other than residential, making it necessary to carry out the corresponding change of use.

A unique property in a strategic location, well connected and surrounded by all amenities.



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Renovated, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Alarm, Air conditioning

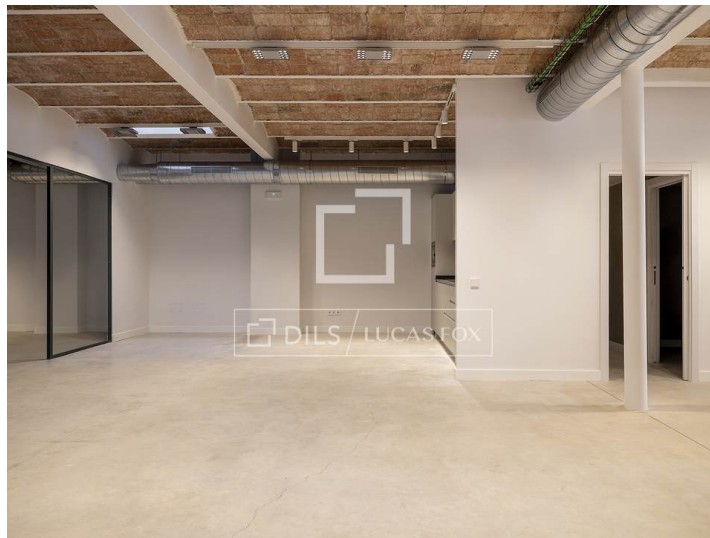


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## Excellent loft with 10m<sup>2</sup> terrace for sale in Eixample Right, Barcelona



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