

€1,150,000 Penthouse - For sale

## Excellent 2 Bedroom penthouse for sale in El Born, Barcelona

Spain » Barcelona » Barcelona City » El Born » 08003

2 Bedrooms    2 Bathrooms    111m<sup>2</sup> Floorplan



Contact us today for more information or to arrange a viewing

+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 56, 7º, Barcelona, Spain

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## Excellent 2 Bedroom penthouse for sale in El Born, Barcelona

**Apartment of 112 m<sup>2</sup> on the sixth and top floor, very bright and fully furnished, with two bedrooms, two bathrooms and direct views of the cathedral for sale in El Born, Barcelona**

Located on the sixth and top floor, this beautiful home stands out for its extraordinary natural light thanks to its large windows and privileged height. From the living room and master bedroom, you can enjoy direct and unobstructed views of Barcelona Cathedral, one of the city's most iconic landmarks.

This unique apartment boasts 112 m<sup>2</sup> of living space, perfectly distributed across two spacious bedrooms and two complete bathrooms. The day area offers a comfortable and elegant space, ideal for both relaxation and everyday life. The property comes fully furnished and equipped with high-end Bosch appliances .

It is an exceptionally quiet home, where you can hear nothing, offering a sense of peace and privacy that is hard to find in the city centre .

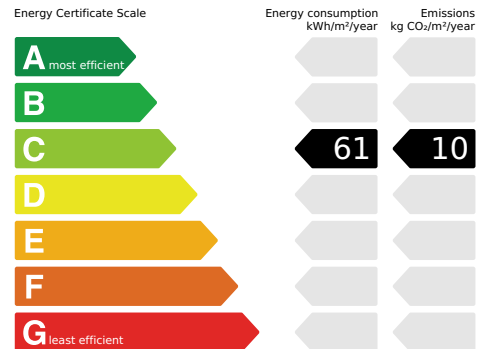
The property is part of a spectacular building with a concierge service, elevator, and on- building parking, with one space included in the price. Residents can also enjoy a stunning communal terrace with unparalleled panoramic views of Barcelona.

A unique opportunity to live in a penthouse that combines location, design, comfort and truly privileged views.



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- Concierge service, Lift,
- Wooden flooring, Period features,
- Period Building, Natural light,
- High ceilings, Parking,
- Communal terrace, Views,
- Triple glazing, Transport nearby,
- Renovated, Open kitchen, New build,
- Heating, Exterior, Equipped Kitchen,
- Double glazing, City views,
- Built-in wardrobes, Alarm,
- Air conditioning



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The property is located in the city of Barcelona, in the El Born area. The location is indicated approximately in accordance with current regulations. It has a built area of 112 m<sup>2</sup> and a usable area of 96 m<sup>2</sup>. The property is in good condition. The total sale price is €1,150,000. The advertised price does not include taxes or expenses associated with the purchase, which, in accordance with current legislation, are payable by the buyer. In this case, Property Transfer Tax (ITP) will apply. Notary and Land Registry fees are also excluded. The property has a valid Energy Performance Certificate available. A Certificate of Habitability is also available (reference number CHB05871415\*\*\*), which will be provided upon request by any interested party. AICAT registration number 13225 and API registration number 4089 are displayed in accordance with applicable legislation. Large Property Holder Status: NO. Marketed by Dils Lucas Fox (Lucas Trading, S.L., Tax ID No. B64125438), acting as a real estate intermediary. Additional information and documentation are available to consumers in accordance with current regulations. This information is provided for guidance purposes only, is non-contractual, and may be subject to change.

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