

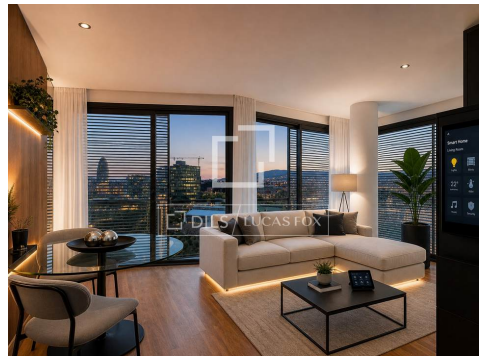
€645,000 Apartment - For sale - New listing

## Excellent 2 Bedroom apartment for sale in Poblenou, Barcelona

Spain » Barcelona » Barcelona City » Poblenou » 08019

2 Bedrooms    1 Bathrooms    73m<sup>2</sup> Floorplan

New listing



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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**Bright apartment with 2 bedrooms, balcony, southwest facing for sale on the 8th floor of a modern building with elevator with open views facing the park in Poblenou, in a quiet location, well connected and a few minutes from the sea in Barcelona**

Dils Lucas Fox presents this bright apartment that stands out for its completely unobstructed panoramic views overlooking a park, something quite unusual in this area of Barcelona. It also boasts ample space and a tranquility rarely found in urban settings.

The property is located in a modern, well-built building where units rarely come onto the market, making it a particularly attractive opportunity in Poblenou. Specifically, it's on the eighth floor, a height that enhances privacy, offers open views over the city, and allows natural light to flood in throughout the day.

The property has a constructed area of 73 m<sup>2</sup> (92 m<sup>2</sup> including common areas) and a usable area of 64 m<sup>2</sup>, efficiently distributed into two bedrooms and a bathroom. The second bedroom is ideal as an study or home office, perfectly suited to current needs.

The bright day area opens onto a balcony that maximizes light and the feeling of spaciousness and offers unobstructed views of various green areas and the urban environment.

The kitchen is fully equipped and the property has air conditioning, double-glazed windows and an alarm system, guaranteeing comfort and functionality.

The property is located in Provençals del Poblenou, within the Poblenou district, in an area with excellent connections to the rest of Barcelona, with easy access to the metro, tram, and buses. It is also just a few minutes from the Rambla del Poblenou, the 22@ district, and Westfield Glòries.

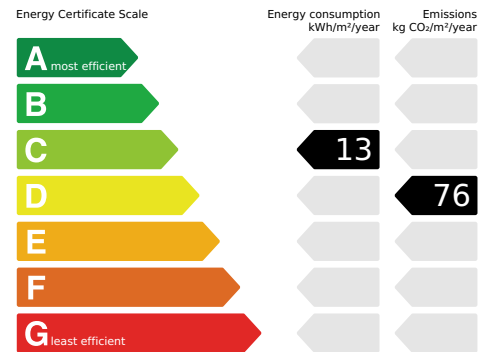
Due to its characteristics —height, views, light and location—, it is a particularly attractive option for couples as well as for those looking for a first property or an investment in a growing area.

The property is located in Barcelona city, Provençals del Poblenou area, although the location is indicated approximately in accordance with current regulations.



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Lift, Natural light, Panoramic view, Equipped Kitchen, Double glazing, City views, Balcony, Alarm, Air conditioning



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The total sale price is €645,000. The price indicated does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees.

The property has an available energy efficiency certificate. The certificate of occupancy is also available and will be provided upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. large property owner status: no.

Contact us for more information or to arrange a private visit and discover this property in detail.

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