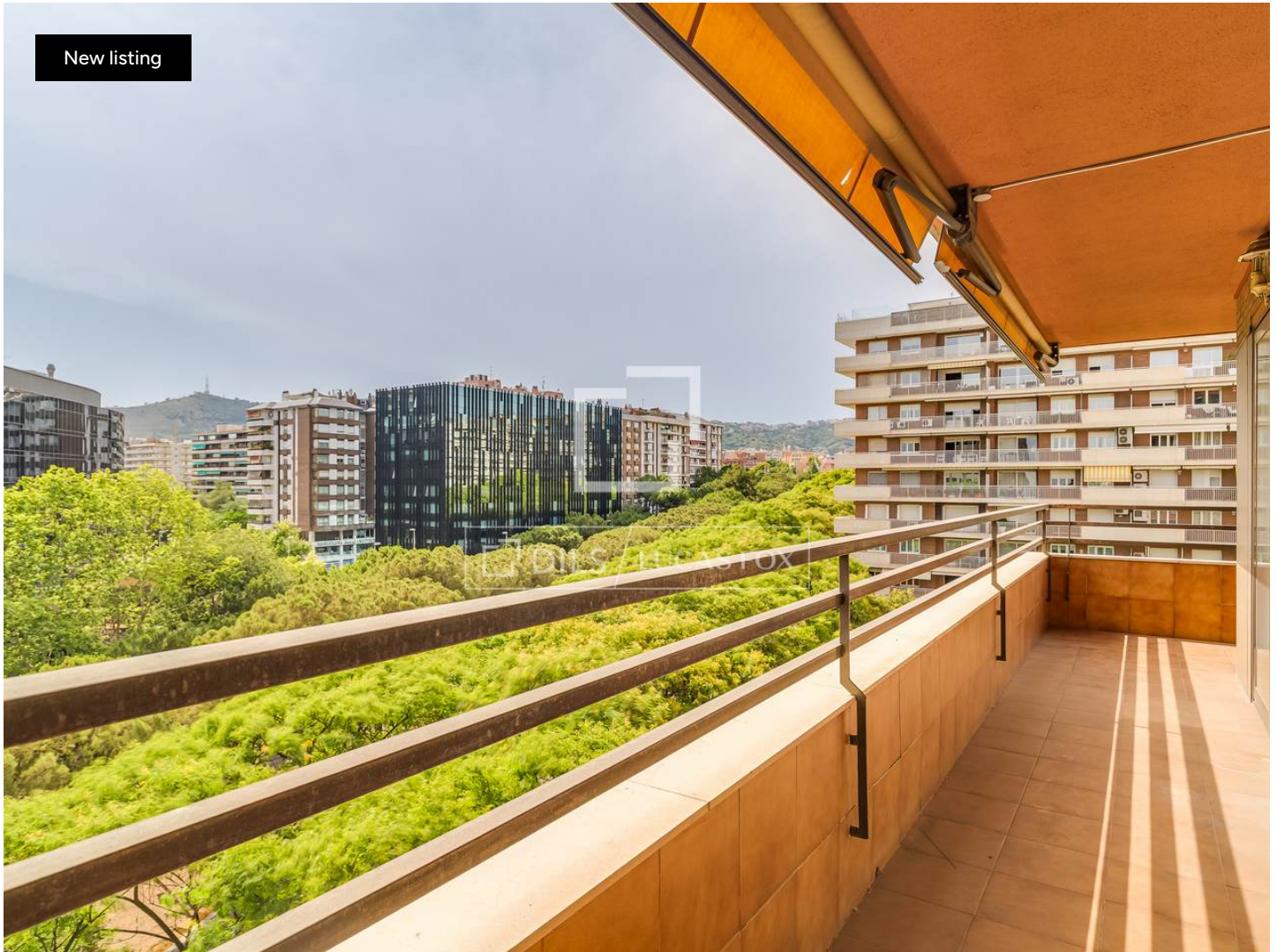


€1,470,000 Apartment - For sale - New listing

4 Bedroom apartment with 18m² terrace for sale in Pedralbes, Barcelona

Spain » Barcelona » Barcelona City » Pedralbes » 08017

4 Bedrooms 2 Bathrooms 144m² Floorplan 18m² Terrace



Contact us today for more information or to arrange a viewing

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€1,470,000 Apartment - For sale - New listing

4 Bedroom apartment with 18m² terrace for sale in Pedralbes, Barcelona

Bright exterior property for renovation with a large wrap-around terrace and pleasant open views to green areas, located opposite L'Illa Diagonal.

Magnificent property in a high-rise building located opposite the La Illa shopping centre, in the Pedralbes neighbourhood, one of Barcelona's most exclusive and sought-after residential areas. Thanks to its excellent orientation, its completely exterior layout, and the large terrace that surrounds a significant portion of the property, it enjoys abundant natural light throughout the day and pleasant open views of green areas.

This property offers an excellent renovation opportunity to create a bespoke residence in a prime location. The property has a constructed area of 144 m², with approximately 126 m² of usable space according to the floor plan. It features an 18 m² corner balcony that spans the entire living room area and has three access points.

Its current layout clearly differentiates the day and night areas, providing comfort and functionality.

The day area comprises a spacious entrance hall, a guest toilet, a large kitchen with room for a breakfast nook, and a separate utility area. There is also a bright and generously sized living-dining room of approximately 31 m² with three direct access points to the terrace, an ideal space for enjoying the exterior with relaxing green views and the tranquility of the surroundings.

The night area comprises a spacious master suite with an private bathroom, three additional bedrooms (two singles and one double), and a full bathroom serving these rooms. All bedrooms have built-in wardrobes and face La Finca's gardens, ensuring privacy and a particularly tranquil atmosphere.

The property has radiator heating and split air conditioning in the dining room and in a double bedroom.

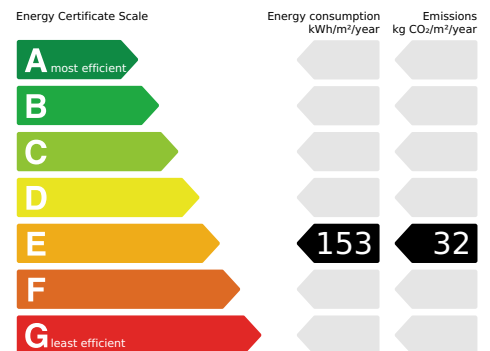
This is a property with extraordinary potential, notable for its brightness, unobstructed views, outdoor spaces and excellent location in one of the most sought-after residential areas of the city.

Finally, the price of the property includes a large parking space in the same building and a concierge service.



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Terrace, Concierge service, Lift, Parking, To renovate, Exterior, Double glazing, City views, Balcony, Air conditioning

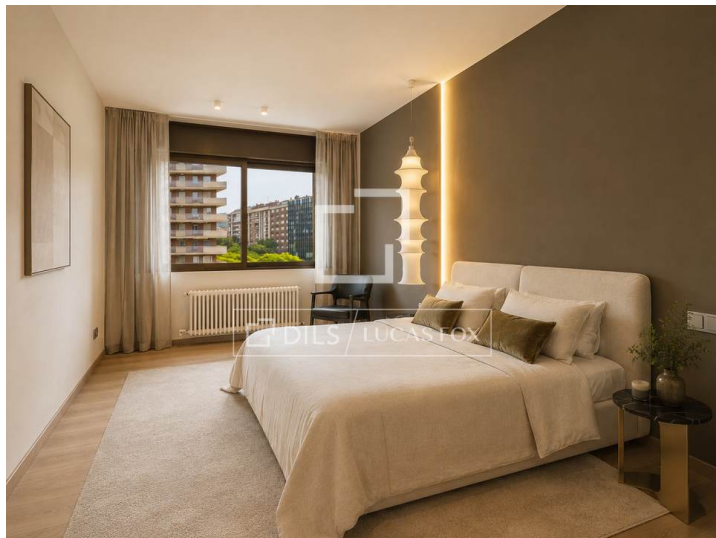


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The property is located in the Les Corts district of Barcelona, with the approximate location indicated in accordance with current regulations. It has a constructed area of 144.10 m² and a usable area of 125.95 m². The property requires complete renovation. The total sale price is €1,470,000. 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, with an energy rating of G (energy consumption 153 kWh/m² per year and emissions 32 kg CO₂/m² per year). The certificate of occupancy, number CHB0748432****, is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: NO. Marketed by Dils Lucas Fox (Lucas Trading, SL, with Tax ID B64125438), acting as a real estate intermediary. Additional information and documentation available to the consumer in accordance with current regulations. This information is for guidance only, is not contractual, and is subject to change.

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