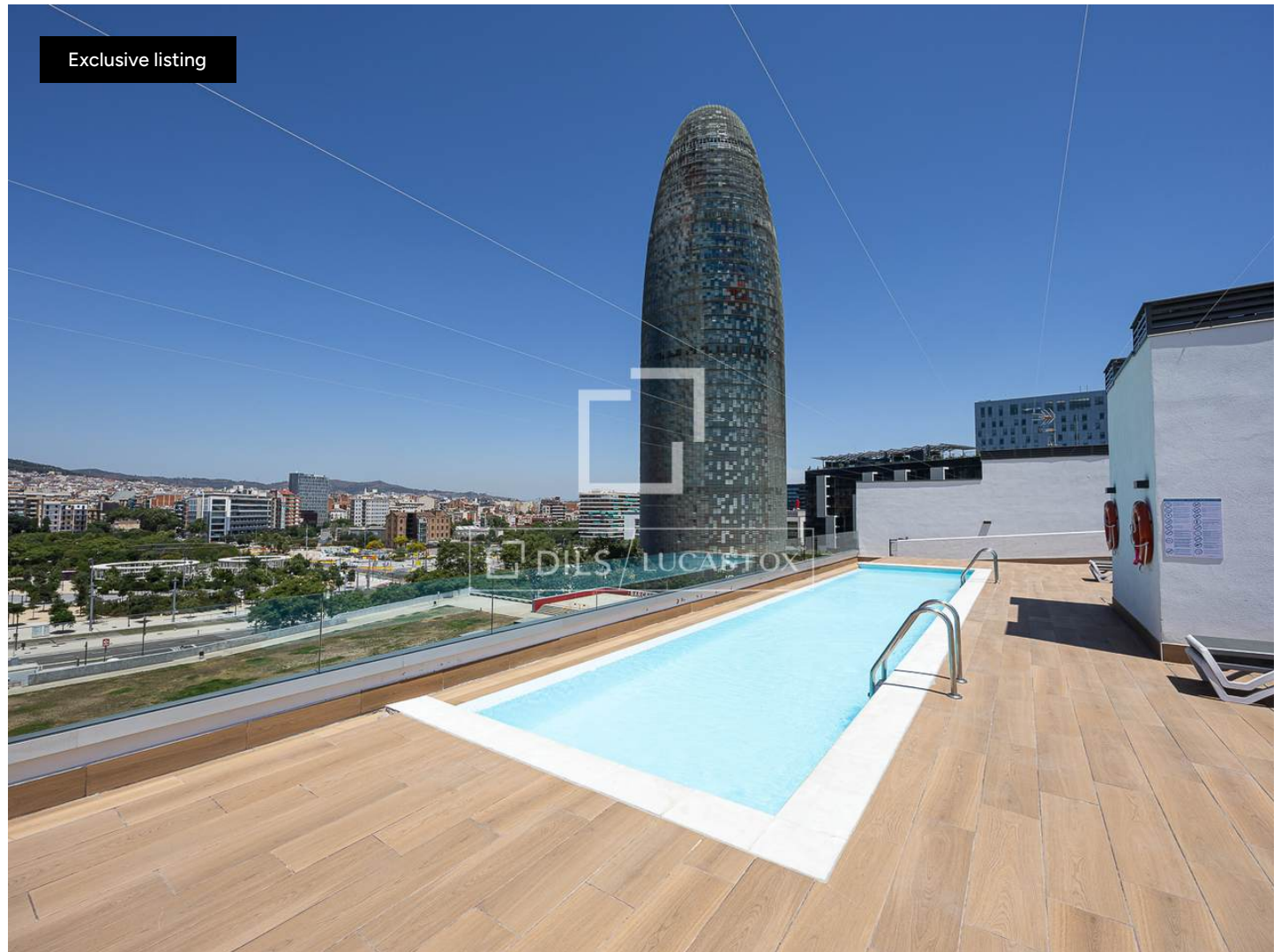


€760,000 Apartment - For sale - Exclusive listing

Contemporary living in Poblenou with a private terrace and exclusive resident amenities.

Spain » Barcelona » Barcelona City » Poblenou » 08018

3 Bedrooms 2 Bathrooms 88m² Floorplan 20m² Terrace



Contact us today for more information or to arrange a viewing

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€760,000 Apartment - For sale - Exclusive listing

Contemporary living in Poblenou with a private terrace and exclusive resident amenities.

Contemporary apartment in Poblenou with a private 20 sqm terrace, swimming pool, gym, parking and storage room. Fully exterior-facing, offering excellent cross ventilation, premium specifications and one of the area's most complete residential communities

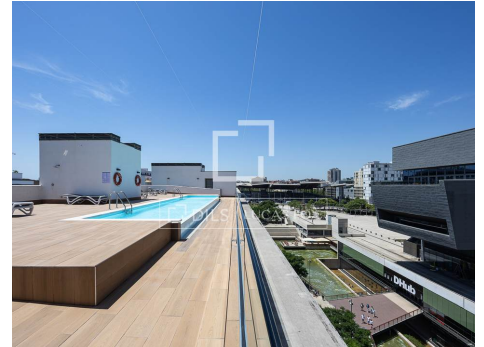
Dils Lucas Fox presents this contemporary residence located in Poblenou, one of Barcelona's most sought-after neighbourhoods thanks to its quality of life, proximity to the sea and excellent connectivity across the city. Situated within a residential development completed in 2021, the property forms part of a community where apartments rarely become available, particularly those combining contemporary architecture, premium resident facilities and a strategic location within the 22@ district.

Offering 88 sqm of constructed area and 71 sqm of liveable space, the apartment features a practical and well-balanced layout designed for modern living. The living room opens directly onto a private 20 sqm terrace overlooking the landscaped communal gardens, creating a seamless connection between the interior and exterior while providing a peaceful and private setting to enjoy Barcelona's Mediterranean climate throughout much of the year.

The apartment is entirely exterior-facing, allowing for abundant natural light and excellent cross ventilation throughout the property, enhancing comfort in every season. It also benefits from balconies facing the street which, subject to technical feasibility and the relevant approvals, offer the possibility of being incorporated into the interior, providing additional flexibility and future potential to reconfigure the living space.

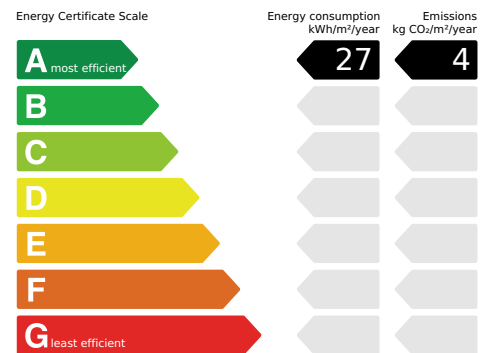
The property comprises three bedrooms and two bathrooms, with a versatile layout equally suited to family living or to buyers wishing to incorporate a dedicated home office. The kitchen features fully integrated Bosch appliances and follows a clean, contemporary design that blends naturally with the rest of the home.

The quality of construction is evident throughout. Panasonic aerothermal climate control provides outstanding comfort with highly efficient energy consumption, while Guardian Glass double-glazed windows enhance both thermal and acoustic insulation. A reinforced security door, built-in wardrobes and carefully selected finishes complete a property designed with long-term comfort, durability and practicality in mind.



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Terrace, Swimming Pool, Gym, Lift, Wooden flooring, Natural light, Parking, Communal terrace, Wheelchair access, Views, Utility room, Transport nearby, Security, Panoramic view, Near international schools, Interior, Gated Community, Equipped Kitchen, Double glazing, City views, Built-in wardrobes, Balcony, Alarm, Air conditioning



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One of the property's defining features is the residential development itself. Residents enjoy a panoramic rooftop swimming pool overlooking Barcelona, a fully equipped gym, a multi-purpose residents' lounge, landscaped communal gardens and daily security service. Together, these amenities create a lifestyle typically associated with high-end residential developments while maintaining an atmosphere of privacy and tranquillity.

The property also includes a private parking space and storage room within the building, two highly desirable features in this part of Barcelona.

Modern residential developments of this quality remain scarce in Poblenou and opportunities to purchase within them are limited. The combination of contemporary architecture, quality construction, privacy, premium resident amenities and a prime location makes this one of the most complete properties currently available in the area.

Please contact us for further information or to arrange a private viewing and discover a property that combines contemporary design, outstanding resident amenities and a prime location in one of Barcelona's most desirable neighbourhoods.

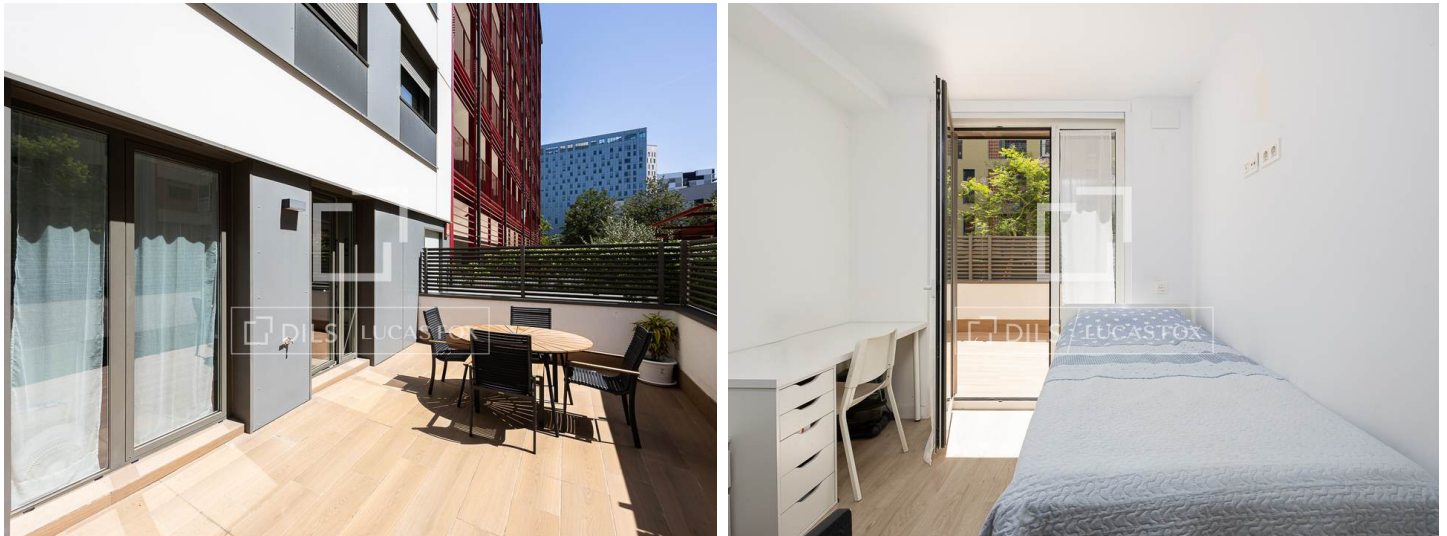


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The property is located in the city of Barcelona, in the Poblenou area, with the location indicated approximately in accordance with current regulations. The property has 88 sqm of constructed area and 71 sqm of usable living space. The property is in good condition. The total sale price is 760.000€. The indicated price does not include taxes or purchase-related expenses, which, according to current legislation, are payable by the buyer. In this case, Property Transfer Tax (ITP) will apply. Notarial and Land Registry fees are also not included. The property has an energy efficiency certificate available. Regarding the certificate of occupancy, this is available under reference number CHB0277532**** and will be provided upon request by the interested party. AICAT registration number 13225 and API registration number 4089 are displayed in accordance with applicable legislation. Large Holder status: NO. Marketed by Dils Lucas Fox (Lucas Trading, S.L., VAT No. B64125438), acting as a real estate intermediary. Additional information and documentation are available to consumers in accordance with current regulations. The information provided is for guidance purposes only, is non-contractual and subject to change.

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