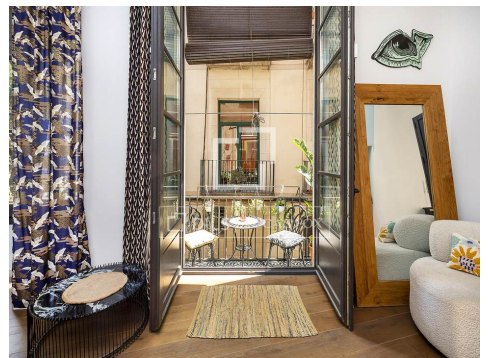
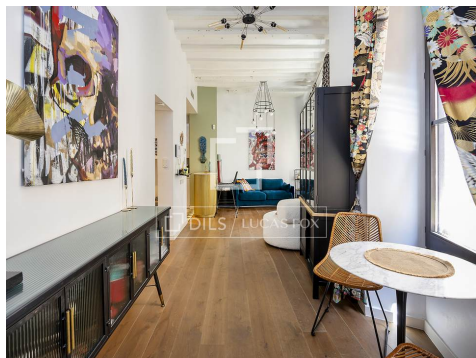


€385,000 Apartment - For sale - New

Excellent 1 Bedroom apartment for sale in El Born, Barcelona

Spain » Barcelona » Barcelona City » El Born » 08003

1 Bedrooms 1 Bathrooms 70m² Floorplan 5m² Terrace



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

€385,000 Apartment - For sale - New

Excellent 1 Bedroom apartment for sale in El Born, Barcelona

70m2 apartment in a renovated old mansion in the Born district, very close to Passeig Sant Joan and Arc de Triomf

In the heart of the iconic Born neighbourhood, just minutes from the Arc de Triomf, the Parc de la Ciutadella, and the Passeig de Sant Joan, we find this exclusive property located in a magnificent late 18th-century palatial building, completely renovated between 2016 and 2017 by a renowned Barcelona architecture study. This renovation has preserved the building's historical character while incorporating all modern comforts and amenities.

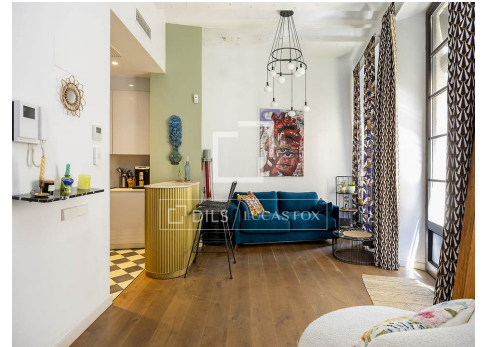
From the moment you step inside, the building exudes a unique personality. Its elegant entrance, graced by a stunning stone floor and a grand, original, palatial staircase, transports you to another era. La Finca also features an elevator, a pleasant communal terrace perfect for enjoying the Mediterranean climate, and a unique wine cellar in the basement—a cool, airy space used by residents for communal storage room, a true privilege in a historic building in the centre of Barcelona.

The property stands out for its extraordinary sense of spaciousness thanks to its ceilings over 3.5 meters high and an exceptional facade of approximately 12 meters, completely exterior, with four large windows that flood all the rooms with natural light. Two charming balconies facing the street allow you to enjoy the atmosphere and essence of the Born district from the comfort of your home.

The layout has been designed to make the most of every square meter. The spacious and bright living room flows seamlessly into an elegant open-plan kitchen, creating a pleasant and functional social space. Adjacent to the kitchen is a practical, separate utility room and storage area. The night area comprises a generously sized double bedroom and a full bathroom with high-quality finishes.

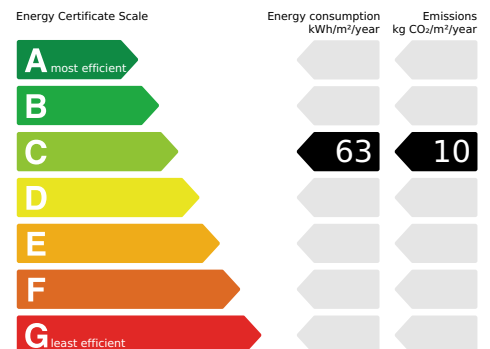
The materials and equipment reflect the care with which the refurbishment was conceived: high-performance joinery, air conditioning and ducted heating, and finishes that perfectly combine the charm of historic architecture with contemporary design.

Its location is simply exceptional. Situated in one of Barcelona's most distinctive areas, the property allows you to enjoy the history and charm of El Born, with its medieval streets, centuries-old buildings, art galleries, boutique cafes, restaurants, small shops, and vibrant neighbourhood life. All this without sacrificing excellent connections to the rest of the city thanks to its proximity to the Arc de Triomf, several public transport lines, and major thoroughfares like Passeig de Sant Joan.



lucasfox.com/go/bcn69138

Lift, Wooden flooring, Natural light, High ceilings, Communal terrace, Wheelchair access, Transport nearby, Renovated, Open kitchen, Heating, Equipped Kitchen, Double glazing, Built-in wardrobes, Balcony, Alarm, Air conditioning



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

€385,000 Apartment - For sale - New

Excellent 1 Bedroom apartment for sale in El Born, Barcelona

A truly unique property, ideal for those seeking a property with history, architecture and character, in a renovated building with an exceptional level of quality and in one of the most desirable locations in Barcelona.

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

€385,000 Apartment - For sale - New

Excellent 1 Bedroom apartment for sale in El Born, Barcelona



The property is situated in El Born, Barcelona, with its location indicated approximately in accordance with current regulations. It comprises 70 m² built and 56 m² usable. The property is in excellent condition. The total sale price is €385,000. The price quoted does not include taxes or costs associated with the sale, which, in accordance with current legislation, are payable by the buyer; in this case, the following will apply: property transfer tax. Nor does it include notary or land registry fees. An energy performance certificate is available for the property. As regards the certificate of occupancy, we have it, with number CHB01012417***, which we will make available upon request by the interested party. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a real estate intermediary The information provided is for information purposes only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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