

€540,000 Apartment - For sale - New listing

## 2 Bedroom apartment for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08011

2 Bedrooms    2 Bathrooms    71m<sup>2</sup> Floorplan    4m<sup>2</sup> 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

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### 2 bedroom apartment with 2 bathrooms, balcony in a period building

Lucas Fox is pleased to present this magnificent sunny and exterior property , with a balcony and views of one of the most emblematic corners of the Eixample district.

The property is located on the third floor of a period building on Aribau Street, refurbished in 2011. The building has an elevator.

The property exterior the street from both the living room and the main bedroom. This bright main bedroom has an en-suite bathroom . In addition, the property includes a second bedroom, a separate kitchen , and an additional full bathroom .

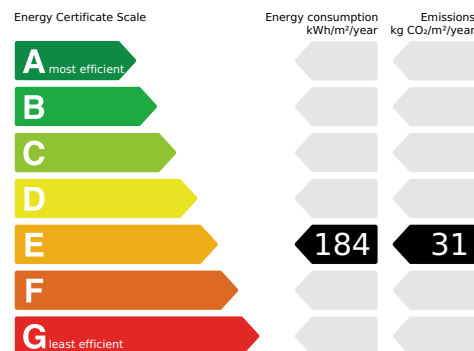
The building is located on a corner of Aribau and Valencia streets, so it has unobstructed views and sun practically all day.

The property is located in Barcelona city, in the Eixample Left district, on Aribau street. It has a constructed area of 72 m<sup>2</sup> and a usable area of 60 m<sup>2</sup>. The property is in good condition. The total sale price is €540,000. The indicated price 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, number CHB06190813\*\*\*, is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: Yes.



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Lift, Natural light, Exterior, City views, Balcony, Air conditioning



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