

€515,000 Apartment - For sale - New listing

Excellent 2 Bedroom apartment with 10m² terrace for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08012

2	1	75m ²	10m ²
Bedrooms	Bathrooms	Floorplan	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, 7^o, Barcelona, Spain

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Light, balconies and private terrace in the heart of Gràcia

Gràcia retains the essence of the most authentic Barcelona. Its lively squares, local shops, cafes with character, and neighbourhood atmosphere make this area one of the most desirable places to live in the city.

In this privileged setting is this bright 75 m² property , a property that stands out for its exterior character, its excellent natural light and its pleasant outdoor spaces.

The layout features a spacious living-dining room bathed in natural light thanks to its balconies overlooking the street, creating a warm and inviting atmosphere throughout the day. The property includes two double bedrooms, ideal for both permanent residence and for those seeking additional space for remote work or guests.

The kitchen is practically integrated into the overall layout of the property, while the complete bathroom has been designed to offer functionality and comfort on a daily basis.

One of the main attractions of this property is its pleasant 10 m² private terrace, a perfect space to enjoy the Mediterranean climate, have breakfast outdoors or create a bedroom area in the heart of the city.

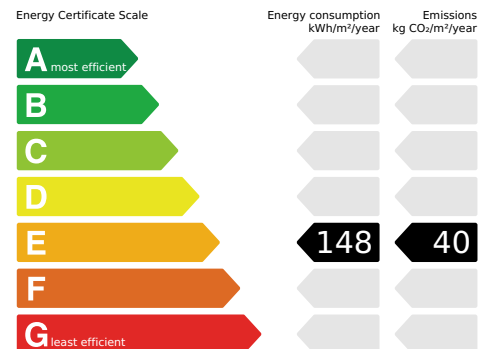
Parquet floors bring warmth and elegance to all rooms, while the ducted air conditioning and heating system ensures maximum comfort throughout the year.

A bright and welcoming property in one of Barcelona's most sought-after locations, ideal for those who wish to enjoy the unique lifestyle offered by the Gràcia neighbourhood .



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Terrace, Wooden flooring, Natural light, Walk-in wardrobe, Renovated, Pet-friendly, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Balcony, Air conditioning



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The property is located in Barcelona city, in the Gràcia district, on Fraternitat street. The approximate location is provided in accordance with current regulations. It has a constructed area of 75 m² according to the land registry, and a usable area of 61 m² is to be confirmed. The property is in good condition. The total sale price is €515,000. The price indicated does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; the Property Transfer Tax (ITP) will apply. Notary and land registry fees are also not included. The property has an available energy efficiency certificate. The certificate of occupancy is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large property owner status: not indicated.

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