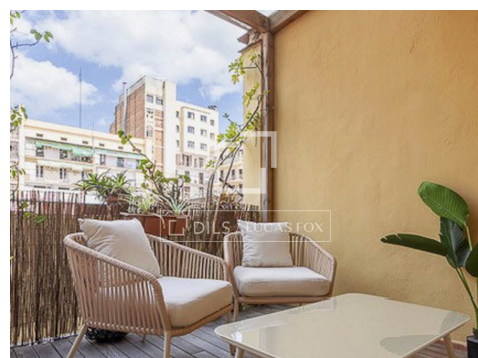
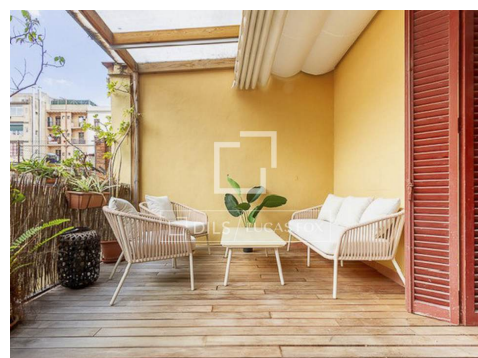
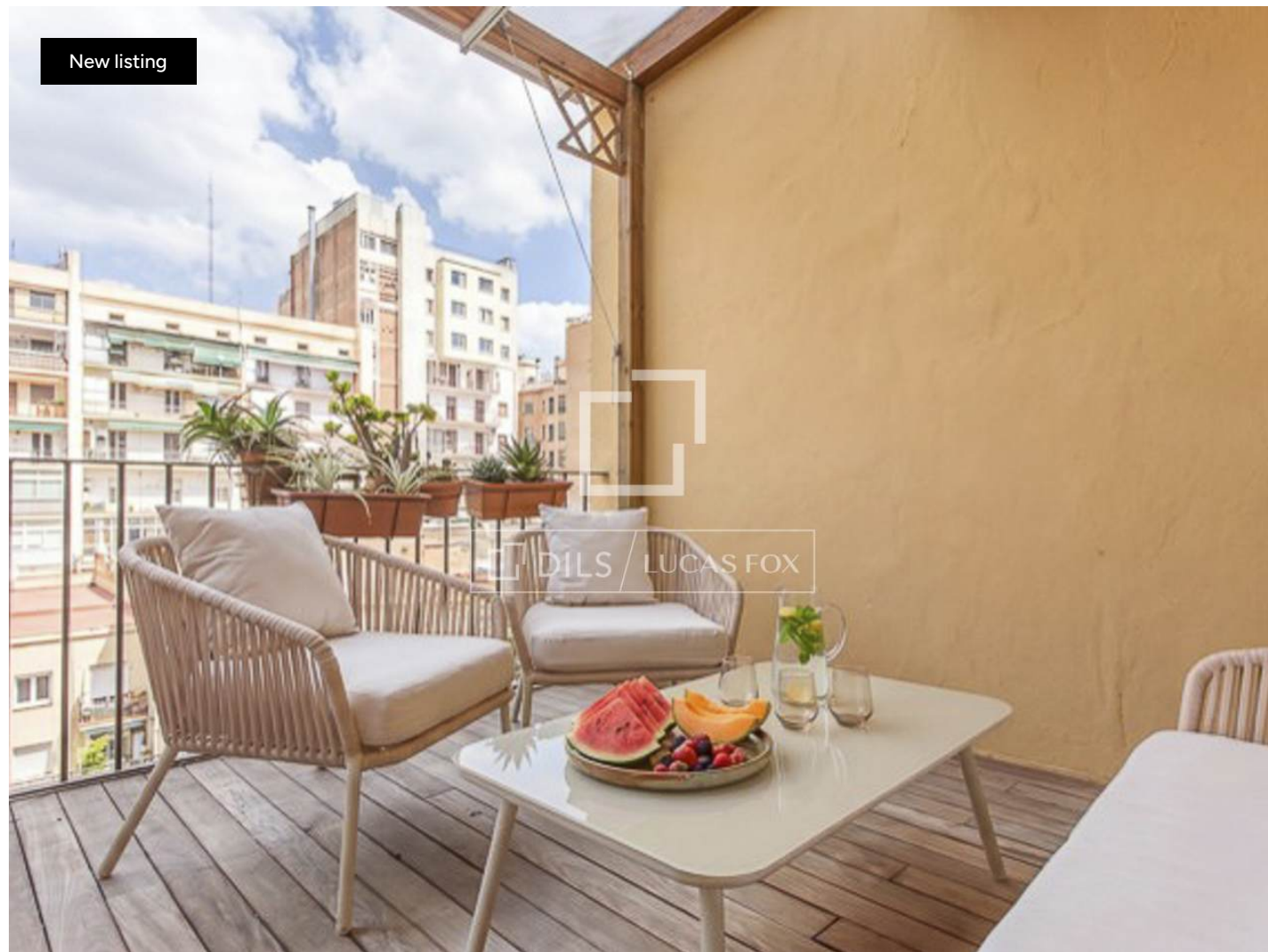


€615,000 Apartment - For sale - New listing

## Elegant 2 Bedroom apartment with 15m<sup>2</sup> terrace for sale in Sant Antoni, Barcelona

Spain » Barcelona » Barcelona City » Sant Antoni » 08011

2	2	116m <sup>2</sup>	15m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

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€615,000 Apartment - For sale - New listing

## Elegant 2 Bedroom apartment with 15m<sup>2</sup> terrace for sale in Sant Antoni, Barcelona

**Elegant apartment with 2 bedrooms, 2 bathrooms, a studio and a 15m<sup>2</sup> terrace, ready to move in.**

We are delighted to present this exceptional 116 m<sup>2</sup> apartment located in the heart of Sant Antoni, one of Barcelona's most sought-after neighbourhoods. Occupying the entire first floor of a beautiful Finca Regia from 1890, it is truly a unique residence.

As you enter you are welcomed with extraordinarily high ceilings, natural light and elegant period features. The spacious living and dining area spans over 22 m<sup>2</sup>, creating a warm and inviting space.

The apartment offers two double bedrooms, with the master bedroom being over 17 m<sup>2</sup>. There is also a charming studio that connected via the hallway leading to the bedrooms, currently used as a reading room, and lounge area.

One of the standout features is the impressive 15 m<sup>2</sup> private terrace, ideal for outdoor dining, relaxing, or enjoying Barcelona's climate. The property also has a charming front-facing balcony, with plenty of natural light entering through the living room.

The property is perfectly positioned just moments from the iconic Mercat de Sant Antoni, so you can enjoy a vibrant lifestyle surrounded by artisan cafés, renowned restaurants, local boutiques, and excellent transport connections.

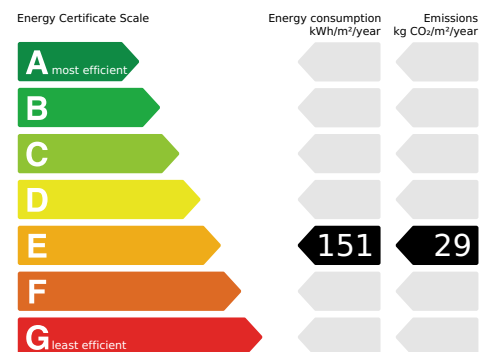
This is a unique opportunity to acquire a home that combines historic charm, generous living spaces, and exceptional outdoor areas in one of the city's most sought-after neighbourhoods.

For further information or to arrange a viewing, please contact us.



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Terrace, Lift, Wooden flooring, Period Building, Natural light, High ceilings, Renovated, Heating, Exterior, Equipped Kitchen, Balcony



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€615,000 Apartment - For sale - New listing

## Elegant 2 Bedroom apartment with 15m<sup>2</sup> terrace for sale in Sant Antoni, Barcelona



The property is located in the city of Barcelona, in the Eixample Esquerra area; its precise location is indicated in approximate terms in accordance with current regulations. The property has a built area of 116 m<sup>2</sup> and a usable floor area of 103 m<sup>2</sup>. The property is in excellent condition. The total asking price is €615,000, exclusive of all applicable taxes and transaction costs; in accordance with current legislation, Property Transfer Tax (ITP) will apply. Notarial and Land Registry fees are not included. An energy performance certificate is available for this property. A valid certificate of occupancy (cèdula d'habilitat) is held, bearing reference number CHB07592825\*\*\* the full documentation will be made available upon request. AICAT registration number 13225 and API number 4089 are displayed in accordance with applicable legislation. Large Landlord status (Gran Tenedor): not applicable.

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