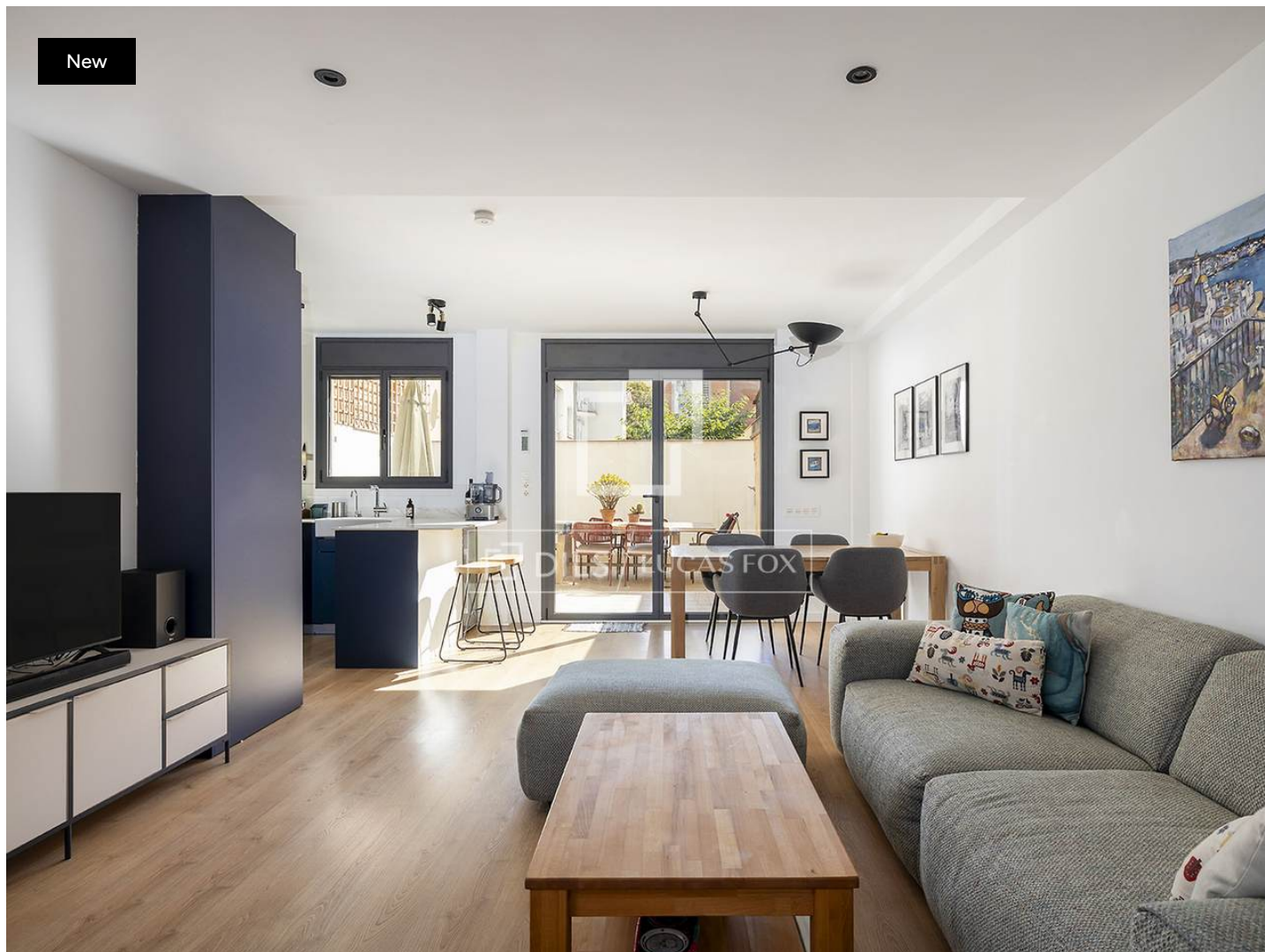


€585,000 Apartment - For sale - New

## 3 Bedroom apartment with 29m<sup>2</sup> terrace for sale in Horta-Guinardó, Barcelona

Spain » Barcelona » Barcelona City » Horta-Guinardó » 08032

3	2	112m <sup>2</sup>	29m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



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€585,000 Apartment - For sale - New

## 3 Bedroom apartment with 29m<sup>2</sup> terrace for sale in Horta-Guinardó, Barcelona

**New build (2021) ground floor duplex with two double bedrooms, study, dressing room, private terrace and access to communal terrace, located in a building with only three neighbors in the Carmel neighbourhood .**

This property is located in the Carmel neighbourhood , a residential area of Barcelona that stands out for its tranquility, neighbourhood atmosphere and good connection to the rest of the city.

This is a ground floor duplex apartment built in 2021, in excellent condition and ready to move into. La Finca has only three neighbors, guaranteeing a peaceful environment and greater privacy.

The property offers a practical and functional layout . It features a bright dining room living room with direct access to a pleasant private terrace, an ideal space for enjoying the outdoors year-round. Abundant natural light creates a feeling of spaciousness and comfort throughout the house.

It has two double bedrooms, plus a room currently used as an study and an additional space intended as a dressing room, thus offering versatility to adapt to the different needs of the property.

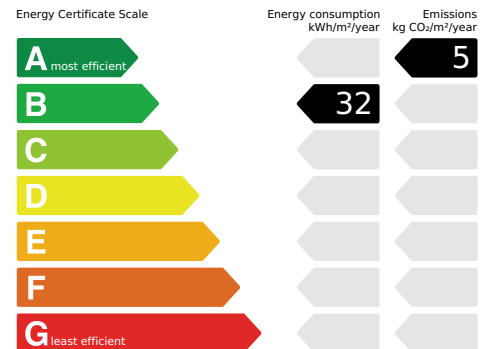
As an added value, the property offers access to a communal rooftop terrace, where a designated section is for the property's exclusive private use, providing an additional space that is perfect for enjoying outdoor moments.

An excellent opportunity for those looking for a modern, bright property with outdoor spaces, in a building with few neighbors and in a well-established area of Barcelona.



[lucasfox.com/go/bcn70432](https://lucasfox.com/go/bcn70432)

Terrace, Lift, Natural light, Renovated, Open kitchen, New build, Heating, Exterior, Equipped Kitchen, Double glazing, Barbecue, Alarm, Air conditioning



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€585,000 Apartment - For sale - New

## 3 Bedroom apartment with 29m<sup>2</sup> terrace for sale in Horta-Guinardó, Barcelona



The property is located in Horta-Guinardó, Barcelona, with the approximate location indicated in accordance with current regulations. It has a constructed area of 112 m<sup>2</sup>, of which 93 m<sup>2</sup> are usable, and a 29 m<sup>2</sup> terrace. The property is in good condition. The total sale price is €585,000. The price indicated does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer. 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 occupancy certificate (certificate of occupancy) is available upon request (number CHB0653492XXXX). Large Property Owner Status: No. Registration numbers: AICAT 13225 and API 4089.

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