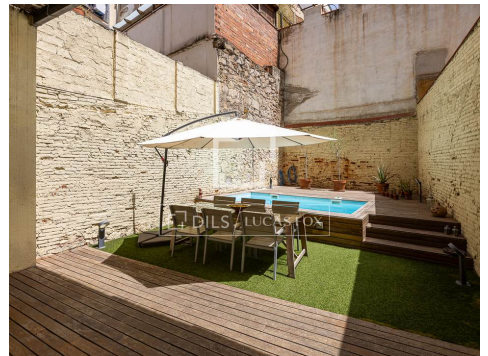


€525,000 Apartment - For sale - New listing

2 Bedroom apartment with 55m² terrace for sale in El Raval, Barcelona

Spain » Barcelona » Barcelona City » El Raval » 08001

2	2	99m ²	55m ²
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

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2 Bedroom apartment with 55m² terrace for sale in El Raval, Barcelona

Designer property in El Raval with a private 55 m² terrace and swimming pool. Four-meter ceilings, restored original features, and a prime location next to Drassanes and Las Ramblas.

Dils Lucas Fox presents this unique property located in El Raval, just a few meters from Drassanes and Las Ramblas. This property combines the character of Barcelona's historic architecture with a contemporary renovation and an exceptional exterior space, a rare find in the city centre .

Located in a fully refurbished late 19th-century building , the property retains some of the architectural elements that define the architecture of the Old Town. The original wooden beams, exposed stone walls, and nearly four-meter-high ceilings lend character to a space where contemporary design coexists with the essence of the original building.

With 99 m² built and 70 m² of usable space, the layout takes advantage of the property 's volume and height to create spacious and well-connected areas. The kitchen is seamlessly integrated into the overall design, complementing an architectural style where exposed stone, original beams, and high ceilings are integral to the design. The property features two bedrooms and two bathrooms, maintaining a balance between openness, functionality, and privacy.

The property's star attraction is its 55 m² private terrace with a swimming pool, a rare feature in Ciutat Vella that significantly expands the property's potential. Its size allows for the creation of different areas for al fresco dining, relaxing, or entertaining throughout much of the year, providing a quality of life that is hard to find in the centre of Barcelona.

A large courtyard provides excellent natural light and enhances the feeling of spaciousness, while ducted air conditioning, heating, built-in wardrobes and an elevator complete a property that combines comfort, design and personality.

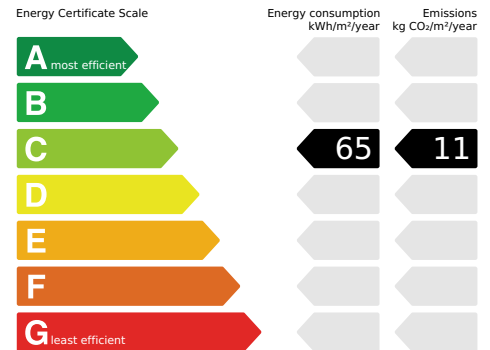
Due to its architecture, its extraordinary exterior space and its location, this property is especially interesting for those looking for a different property in Barcelona, a second residence with its own identity or a real estate asset with unusual characteristics.

Contact us for more information or to arrange a private visit and discover a property where historic architecture and contemporary design coexist naturally.



lucasfox.com/go/bcn70558

Terrace, Open kitchen, Double glazing,
Chill out area, Alarm, Air conditioning

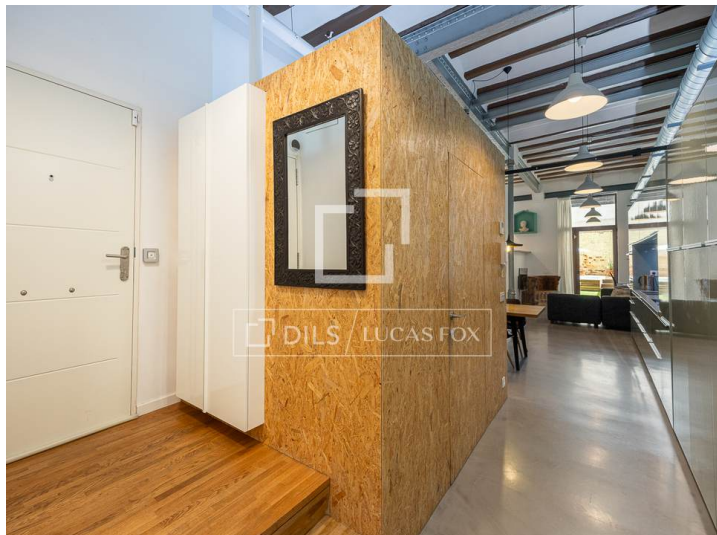
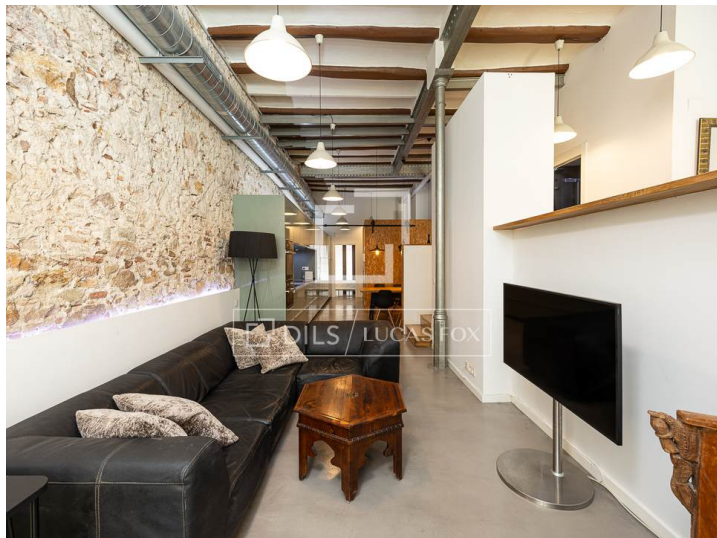


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The property is located in the El Raval district of Barcelona, with the approximate location indicated in accordance with current regulations. It has a constructed area of 99 m² and a usable area of 70 m². The property has been renovated and is in good condition. The total sale price is €525,000. 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 certificate of occupancy, number CHB0664721****, is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: No.

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