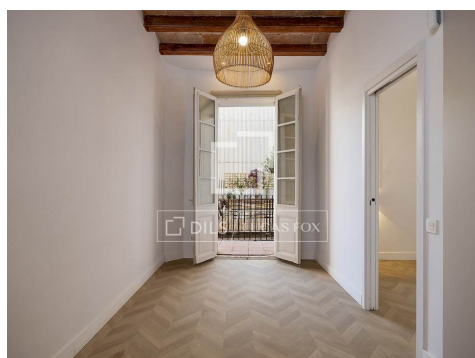


€575,000 Apartment - For sale - New listing

Excellent 2 Bedroom apartment with 35m² terrace for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08012

2	1	58m ²	35m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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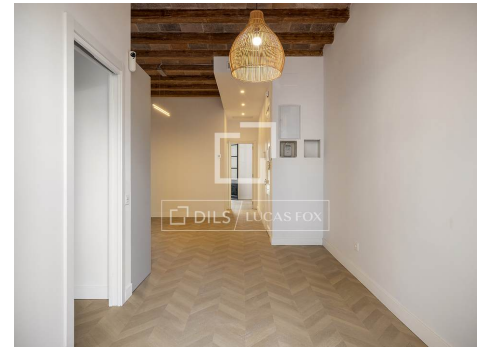
Great apartment with its own terrace in Vila de Gràcia.

This exclusive apartment is located in a classic 1900 building with a very quiet community of only four neighbors, and stands out for the balance between its original architecture and a contemporary renovation with clean lines. Inside, the high ceilings and Catalan vaults create a great sense of spaciousness and warmth. Thanks to its dual aspect, natural light floods all the rooms throughout the day. The day area is defined by a fluid and integrated living-dining room with an open-plan kitchen, a design conceived for comfort that connects directly to a private 35 m² terrace on the same floor. This spacious exterior area functions as an extension of the property, offering a perfect retreat of complete privacy in the open air. The property is completed by two bedrooms, a balcony facing the street, a separate utility area, and a renovated bathroom with high-quality finishes. A sophisticated and characterful property in one of the most sought-after areas of Gràcia.

The property is located in the city of Barcelona, in the Gràcia district, with the approximate location indicated in accordance with current regulations. The property has a constructed area of 58 m² and a terrace of 46 m². The property is in excellent condition. The total sale price is €575,000. The indicated price does not include taxes or expenses associated with the purchase transaction, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will be applied. Notary and Land Registry fees are also not included. The property has an Energy Performance Certificate (EPC). The Property Certificate is available with reference CH B0203842xxxx and will be provided upon request. The AICAT registration numbers 13225 and API 4089 are shown in accordance with applicable legislation. Large Property Owner Status: NO

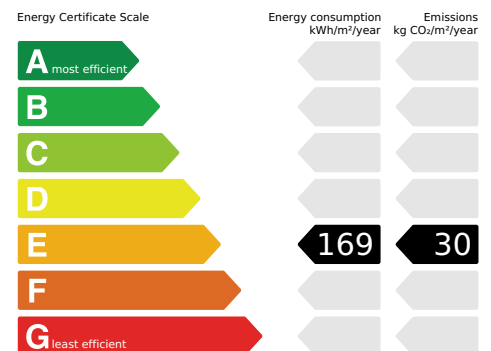
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The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.



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Terrace, Natural light, High ceilings, Walk-in wardrobe, Transport nearby, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Balcony, Alarm, Air conditioning

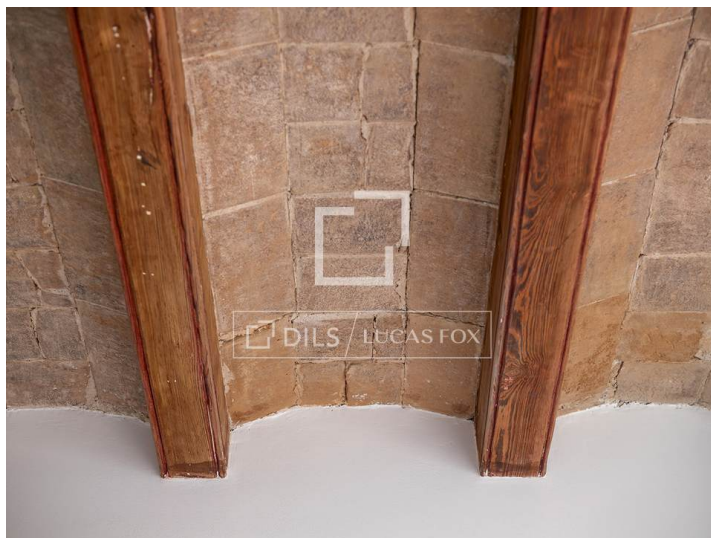


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