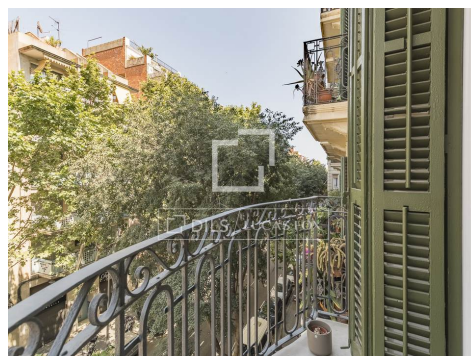
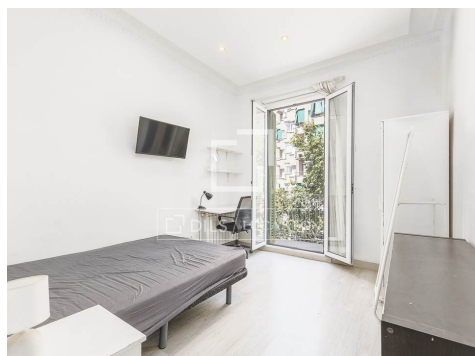


€480,000 Apartment - For sale - New

Flat in classical building with renovation potential just steps from Passeig de Sant Joan

Spain » Barcelona » Barcelona City » Gràcia » 08037

4 Bedrooms 2 Bathrooms 88m² Floorplan 88m² Plot size



Contact us today for more information or to arrange a viewing

+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 56, 7º, Barcelona, Spain

€480,000 Apartment - For sale - New

Flat in classical building with renovation potential just steps from Passeig de Sant Joan

A unique opportunity in Gràcia, one of Barcelona's most sought-after neighborhoods.

This 88 m² apartment, located in a charming period building, offers outstanding renovation potential to transform it into a contemporary home tailored to modern living.

The property currently features four double bedrooms, one full bathroom, and one guest toilet. Its layout provides excellent flexibility, allowing for a variety of redesign options to maximize the available space.

One of its greatest advantages is the opportunity to create a spacious open-plan living and dining area with an open kitchen facing the street, resulting in a bright and inviting daytime living space. The sleeping area could be arranged towards the quieter interior of the building, creating peaceful bedrooms that offer greater comfort and privacy.

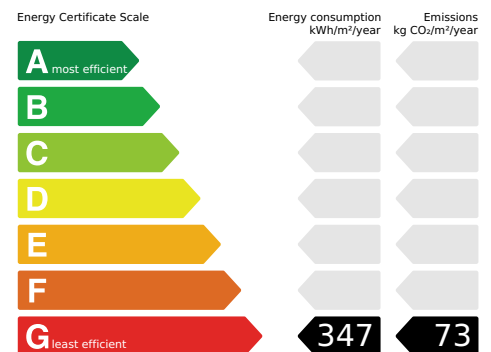
Among its original architectural features are high ceilings and a recoverable Catalan vaulted ceiling (*volta catalana*), highly sought-after details that add character and make it possible to create a home with authentic Barcelona charm.

The apartment also benefits from two balconies, one overlooking the street and the other facing the interior courtyard, providing excellent cross ventilation and an abundance of natural light.



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Lift, Period Building, High ceilings, Balcony

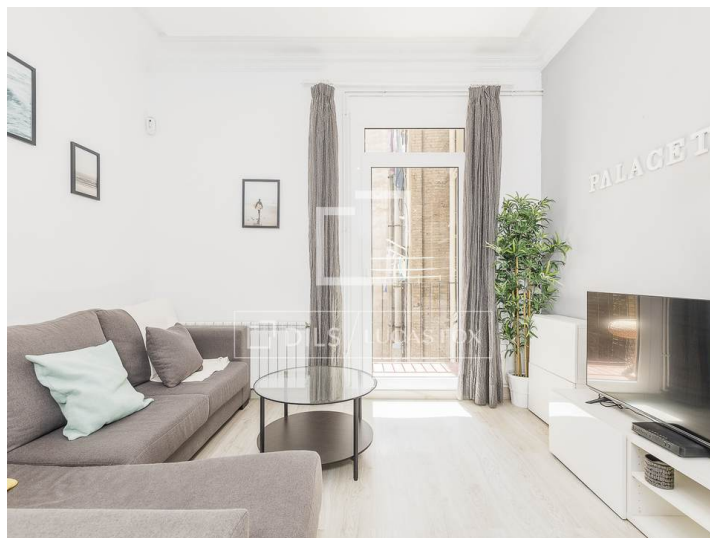


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The property is situated in Gràcia, Barcelona, with its location indicated approximately in accordance with current regulations. It comprises 88 m² built and 0 m² usable. The property is in needs work condition. The total sale price is €480,000. The price quoted does not include taxes or costs associated with the sale, which, in accordance with current legislation, are payable by the buyer; in this case, the following will apply: property transfer tax. Nor does it include notary or land registry fees. An energy performance certificate is available for the property. As regards the certificate of occupancy, we have it, with number CHB02907126***, which we will make available upon request by the interested party. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

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