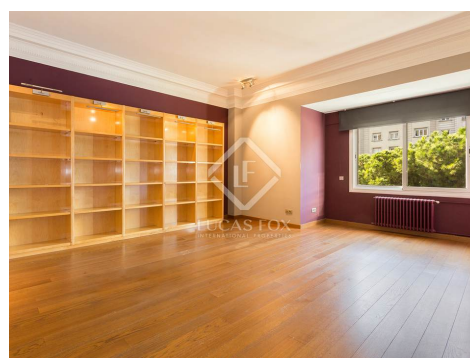
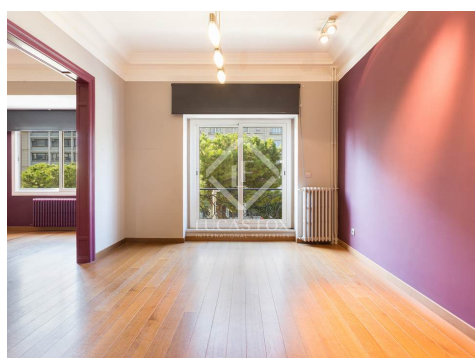
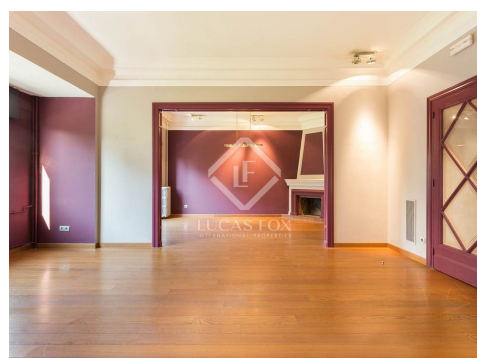


€1,950,000 Apartment - Sold

10-room office for sale on Pau Casals, currently with tenants.

Spain » Barcelona » Barcelona City » Turó Park » 08021

10 **3** **331m²**
Bedrooms Bathrooms Floorplan



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€1,950,000 Apartment - Sold

10-room office for sale on Pau Casals, currently with tenants.

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10 Bedrooms
3 Bathrooms
331m² Floorplan

OVERVIEW

Spacious property in a classic building in a great location on Avenida Pau Casals. A large property for a good price. Currently used as an office with tenants with a 3% rental yield. Renovation project available to create a spacious family home.

Built in approximately 1945, this 331 m² property is very well located in a classic building with a concierge service in one of Barcelona's most glamorous areas. The property is offered at a very good price and is ideal for investors as it is currently rented out on a 10-year rental contract with a minimum of 3 years fulfilment being mandatory. It is being let for €66,000 per year plus the community heating charge, other community costs (approximately €250 per month) and property tax which is payable by the owner. On the fifth year of the contract it is possible to increase the rent by up to 15%.

There are currently several large rooms, including 2 very spacious open-plan ones. At present, the space is divided into a 17.35 m² reception area, main office of 45.04 m² with boardroom, 3 offices (12.9 m², 10.14 m² and 10.05 m²), a 13.15 m² manager's office, a 24.38 m² secretary's office, 3 meetings rooms (15.26 m², 15.54 m² and 15.17 m²) and a large 80.02 m² open-plan working area. There are 2 bathrooms with toilets and sinks (5.8 m² and 8.4 m²). There is a small kitchen area of 3 m², a 1.8 m² server room, 3.1 m² telephone room and 14.9 m² of hallways. The property has high ceilings and mouldings throughout. The large windows overlook Avenida Pau Casals and a very quiet inner courtyard.

In the future it would also be possible to divide the property into 2 smaller ones or purchase the fabulous renovation project (see images) for an additional fee.

The renovation project shows a spacious family home with 3 bedrooms, a study and 4 bathrooms plus a guest toilet, living room – dining room and a separate kitchen. The project would be carried out with high-end materials like marble and porcelain ceramic tiles and finishes such as a Silestone worktop and quality appliances in the kitchen, double glazed windows. underfloor heating using a heat recovery system and a bespoke design fireplace.

Contact us for further details of this unique investment opportunity in Barcelona City.



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Concierge service, Lift, Wooden flooring, Period Building, Natural light, Utility room, Transport nearby, To renovate, Heating, Exterior, Equipped Kitchen, Balcony, Alarm, Air conditioning

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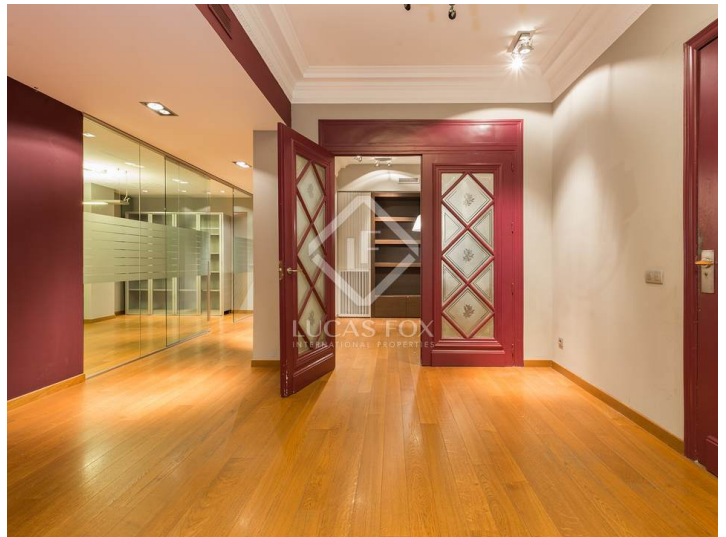
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10 **3** **331m²**
Bedrooms Bathrooms Floorplan



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