

Prices from €455,000 Rehabilitation

## Castillejos Apartments Apartments, Eixample Right, Barcelona

A new development of Apartments for sale in Eixample Right, Barcelona with a starting price of €455,000 and rental yield of 4%, 2 Apartments available

<b>Q4 2022</b>	<b>2</b>	<b>2.0</b>	<b>61m<sup>2</sup></b>	<b>4.13%</b>	<b>Granted</b>
Completion	Units available	Bedrooms	Sizes from	Rental yield up to	Building licence



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### OVERVIEW

## A new development of Apartments for sale in Eixample Right, Barcelona with a starting price of €455,000 and rental yield of 4%

Lucas Fox presents this new development in an exclusive area of Eixample Right in Barcelona. It is a rehabilitated building with all the new facilities in the most modern and most promising area of Barcelona.

The development features two-bedroom apartments with a large terrace on the roof of the building, perfect for relaxing and unwinding after a long day of work.

The houses have excellent qualities such as oak-colored synthetic parquet floors throughout the house, except for the kitchens and bathrooms, which include porcelain flooring. The bathrooms and kitchens come with all the equipment. For example, the kitchen includes a Silestone countertop and all appliances. Finally, for greater comfort, it includes air conditioning for hot/cold air conditioning through ducts with thermostat and wooden carpentry with double glazing with an air chamber.

Get in touch for more information.

### Highlights

- 2 bedroom flats
- roof terrace
- excellent qualities
- Good ublication

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Castillejos Apartments: New development in Eixample Right

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<p>This promotion is located in an excellent area of the Eixample Right of Barcelona, in an area in full development, with great potential and that stands out for its technological projection. It makes all kinds of day-to-day services available to its neighbors, as well as a wide range of leisure and shopping centres.</p><p> In addition, it has excellent communication by public transport with all points in the city, for

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example by metro or bus. It also offers a quick entry and exit from the city.

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Castillejos-Apartments

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Fox Barcelona City centre office we offer a
diverse selection of luxury properties for
sale or rent. Whether you are looking for an
apartment or penthouse in one of the
historic stately buildings in Ciutat Vella, a
period property in Eixample, a new build
home or a trendy loft apartment in
Poblenou or Gracia, we have several
properties that will meet your criteria. For
those looking to invest, we have a wide
range of buy-to-let properties available in
this landmark city.</p> <p>Our talented and
experienced agents always take the time
necessary to understand each individual
client's preferences and requirements in
their property search in order to provide a
bespoke service and guarantee complete
client satisfaction, seeking only the very
finest Barcelona City centre properties with
a particular focus on location and design.
</p> <p>Our friendly and highly
professional multinational team at the
Barcelona City centre office can attend you
in English, Spanish, Catalan, German, Italian
and Russian. Allow us to show you our
extensive catalogue of unique high-end
properties and accompany you during your
exciting property search in Barcelona City
  
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centre.

### Eixample

The Eixample properties offered by Lucas Fox are typically found in charming stately buildings, often with original Modernist elements and large elegant lobbies. High ceilings, private terraces, a central location, a tourist licence and a new renovation or good potential to renovate are all features that make a property popular in Eixample.

This area boasts elegant stately architecture and is home to several important Modernist buildings by Barcelona's most revered architect – Antoni Gaudí. It is particularly coveted for its convenience as there are a great number of services at every turn: shops, medical centres, public transport, restaurants, schools, etc.

The grid like design of the Eixample gives it special characteristics that are worthy of some consideration when choosing a home here. The horizontal streets are the quieter ones while the perpendicular streets are interesting if the apartment is south facing as it will enjoy sun all day. The most coveted streets are Carrer Paris, Córsega and Rosselló after Rambla Catalunya, Enric Granados. Passeig de Gracia is possibly the most prestigious address one can boast in Eixample but is a luxury available only to a fortunate few.

International and national clients typically seek at least 2 bedrooms in their primary residence, pied-a-terre or future investment to rent in Eixample. There is no doubt that Eixample is a star location for international clients looking to buy real estate, usually seeking properties that are just a short walk away from the tourist sights, markets and the world famous 'Ramblas'. Here national clients are in the minority and tending to purchase property closer to Avinguda Diagonal.

### Born

The trendy Born neighbourhood of Barcelona is widely considered to be the most charming area of Ciutat Vella. Its labyrinth of pedestrian streets with many bars, trendy restaurants

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and fashionable shops make it a fantastic place to live. What's more, it is very close to the Ciutadella Park and the beach but at the same time it borders the Eixample district. The typical property search in this area focuses on tastefully renovated apartments of approximately 120 m<sup>2</sup>, preferably with original period features. Also available are properties that boast good sized terraces for outdoor dining and a surface area of 160 m<sup>2</sup> or more. The Born is a superb location for a pied-a-terre in the city or for investment.

### Gracia

In the Gracia neighbourhood clients typically seek 2-bedroom apartments in stately buildings, ideally with a terrace and lift.

Gracia appeals equally to national and international clients, though the international buyers tend to be established residents that know the city well. Many are attracted to the bohemian and artistic vibe of Gracia and the ideal balance of proximity to the city centre and the smaller neighbourhood lifestyle offered here.

Our typical clients in Gracia include single professionals, students or young couples buying their first home, as well as investors looking to take advantage of the high rental yield in this area of the city.

### The Gothic Quarter

In the Gothic quarter of Barcelona Old Town both newly renovated apartments and properties for the client to renovate themselves are in particular demand; the latter more commonly in the case of investors.

It is evident why Barcelona Old Town property is so popular: charming historical streets and buildings, excellent dining and endless independent boutiques, as well as the beach and the city centre on your doorstep and excellent public transport links around town. Our real estate in *el Gòtic* provides the opportunity to own a piece of Barcelona's history and enjoy an unbeatable central location in a landmark European city.

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Castillejos Apartments Apartments, Eixample Right, Barcelona

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{Building licence}}

### UNITS IN THIS DEVELOPMENT

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		Floor			4.13%
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**Q4 2022**   **2**   **2.0**   **61m<sup>2</sup>**   **4.13%**   **Granted**  
 Completion   Units available   Bedrooms   Sizes from   Rental yield up to   Building licence

Type	Status	Floor	Distribution	Size	Rental yield
		Floor			4.13%
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Prices from €455,000 Rehabilitation

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