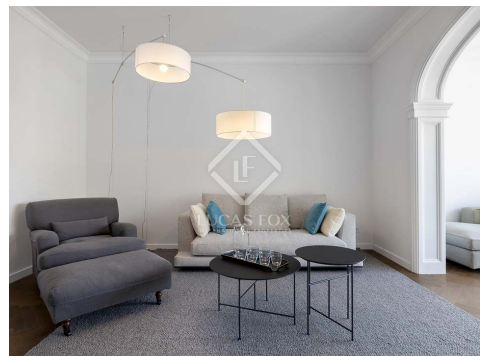
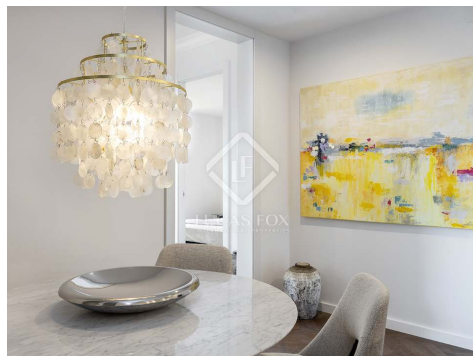


Prices from €639,431 New development
Diagonal Mallorca

A new development of 29 exclusive properties for sale on Avinguda Diagonal, Barcelona

Q3 2022 **15** **2 & 3** **75m²** **4.21%**
Completion Units available Bedrooms Sizes from Rental yield up to



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Completion Units available Bedrooms Sizes from Rental yield up to

OVERVIEW

Stunning new development in a landmark building on Avinguda Diagonal offering impressive 2 and 3-bedroom properties with spacious living areas.

New development of 29 luxury properties on Avinguda Diagonal, in a building dating back to the 1930s with a beautiful façade. The development offers two first floor 3-bedroom apartments with terraces, twelve 3-bedroom apartments overlooking the courtyard, fourteen 2-bedroom apartments with balconies and views over La Sagrada Familia and 1 duplex penthouse with terraces.

The building, currently undergoing refurbishment, boasts an elegant marble lobby with a concierge service and benefits from parking and a lift.

Cutting-edge technology and design go hand in hand with authentic 1930's charm thanks to the carefully restored ceiling mouldings and wooden window frames, parquet flooring, stylish marble bathrooms and Bulthaup kitchens.

Highlights

- Prime location on Avinguda Diagonal
- 2 and 3-bedroom properties
- Luxury modern finishes combined with restored period features
- Parking facilities
- Concierge service



lucasfox.com/go/diagonal-mallorca

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<https://www.lucasfox.com/go/diagonal-mallorca>

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Completion	Units available	Bedrooms	Sizes from	Rental yield up to

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New development

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Diagonal Mallorca: New development in Eixample Right - Lucas Fox

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<p>New Development located on Avinguda Diagonal, in Barcelona's Eixample Right. This prestigious and central city location offers a wide variety of shops, restaurants and services as well as easy access to the nearby Passeig Sant Joan, Ciutadella Park and the beachfront Barceloneta neighbourhood.</p><p>The closest metro station is Verdaguer and there is easy access to and from the airport. </p>

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<p>New development of 29 luxury properties on Avinguda Diagonal, in a building dating back to the 1930s with a beautiful façade. </p><p>The development offers two first floor 3-bedroom apartments with terraces, twelve 3-bedroom apartments overlooking the courtyard, fourteen 2-bedroom apartments with balconies and views over La Sagrada Familia and 1 duplex penthouse with terraces.</p><p>The building, currently undergoing refurbishment, boasts an elegant marble lobby with a concierge service and benefits from parking and a lift.</p><p>Cutting-edge technology and design go hand in hand with authentic 1930's charm thanks to the carefully restored ceiling mouldings and wooden window frames, parquet flooring, stylish marble bathrooms and Bulthaup kitchens.</p><h4>Highlights</h4>Prime location on Avinguda Diagonal2 and 3-bedroom propertiesLuxury modern finishes combined with restored period featuresParking facilitiesConcierge service

Prices from €639,431

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<https://www.lucasfox.com>

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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
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Completion	Units available	Bedrooms	Sizes from	Rental yield up to

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 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

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considered to be the most charming area of Ciutat Vella. Its labyrinth of pedestrian streets with many bars, trendy restaurants 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 m², preferably with original period features. Also available are properties that boast good sized terraces for outdoor dining and a surface area of 160 m² 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

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Completion	Units available	Bedrooms	Sizes from	Rental yield up to

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Diagonal Mallorca

Q3 2022

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UNITS IN THIS DEVELOPMENT

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		Floor			4.21%
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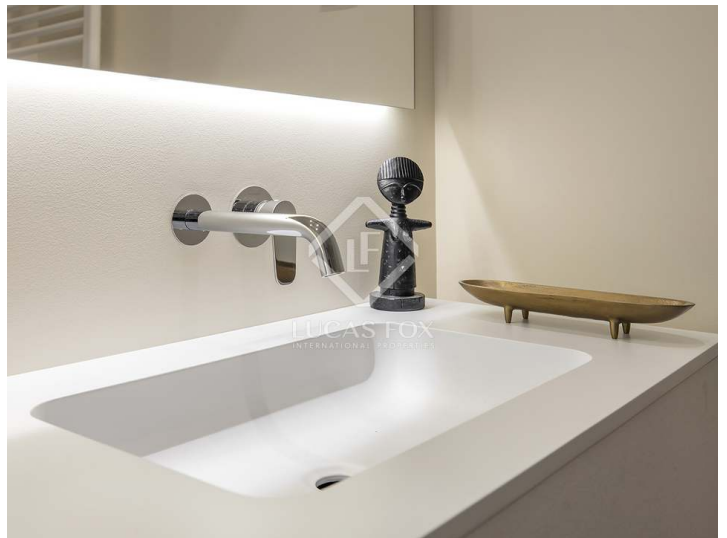
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Type	Status	Floor	Distribution	Size	Rental yield
		Floor			4.21%



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